

Field Court, Milfield, Wooler, Northumberland

Offers Over £165,000



Full Description

Elizabeth Humphreys Homes are delighted to welcome to the market this beautifully presented, incredibly light and bright 3 bed roomed property in the Northumberland village of Milfield. This pretty home is situated within the picturesque landscape of the Northumberland National Park. The village is nestled in a valley with views of the surrounding hills, making it a peaceful and scenic location. The property benefits from driveway parking leading to a single garage with an up and over door, composite front door, uPVC windows, LPG gas central heating and all the other usual mains connections. This idyllic home is ideally suited to first time buyers, semi-retired or those looking to work from home in the most sought-after tranquil surroundings.

Milfield is nestled within some of the most dramatic scenery in Northumberland and situated at the foot of The Cheviot Hills. The village offers a fabulous local public house, a delightful café and a wonderful sense of community. Located a few miles from the town of Wooler, a market town with a busy main street offering further public houses, restaurants and a wide range of shopping experiences, Milfield is ideally located for easy access North into Scotland or continuing South on the A697 towards Morpeth and on to Newcastle.

An attractive front garden welcomes you as you approach the front door which opens into a useful entrance porch area. From here a door leads into an open plan kitchen-diner which appeals to modern living. A window to the side and one to the front allow a huge amount of natural light to circulate. The well-equipped kitchen offers a good number of wall and base units with a white door complemented by a dark grey slate effect work surface and grey splash back tiling. There is an electric under bench oven, a four-burner gas hob beneath an extractor fan, and a single bowl stainless steel sink. There is space for a free-standing fridge freezer, plumbing and space for a washing machine and the cupboard beneath the stairs offering further beneficial storage. The kitchen flows freely into the dining area where there is plenty of space to sit and dine before a window which overlooks the side of the property.

The conveniently placed visitor's WC is useful as it negates the need to continually frequent the upstairs facilities. The suite comprises a close coupled toilet with a push button and a hand wash basin.

The lounge, finished with a sumptuous grey carpet, is located to the rear of the property and captures wonderful garden views. This welcoming room is the perfect space in which to relax with family and friends and a pair of patio doors open into the garden creating a seamless transition between indoor and outdoor living.

Taking the stairs to the first floor, the spacious and airy L shaped landing opens out to three bedrooms and the family bathroom.

The primary bedroom, with two windows to the front of the property taking advantage of the beautiful views, is a spacious king-sized room suffused in natural light and oozing peace and tranquillity.

Bedroom 2 is a double room capturing pleasant views over the garden.

Bedroom 3 is a single room overlooking the garden and is another light, bright and restful room. Currently used as an office, the garden views provide a pleasant outlook as you work from home.

The family bathroom comprises a bath with a shower over, a close coupled toilet with a push button behind and a hand wash basin. The space is finished with attractive grey tiling which creates a crisp and fresh finish.

The rear garden is a glorious outside space which has been thoughtfully planted with colourful shrubs and flowers which frame a lawned area. To the foot of the garden, there is a patio which is ideal for al fresco dining or enjoying a cup of coffee or glass of wine during the warm summer months. A paved area leads to the garage which is usefully accessed from the garden.

Tenure: Freehold

EPC: C

Council Tax Band: B, £1,875.78

Important Note:

These particulars, whilst believed to be accurate, are set out as a general guideline and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact but must satisfy themselves by inspection or otherwise as to their accuracy. Please note that we have not tested any apparatus, equipment, fixtures, fittings or services including central heating and so cannot verify they are in working order or fit for their purpose. All measurements are approximate and for guidance only. If there is any point that is of particular importance to you, please contact us and we will try and clarify the position for you.

Features

- Chain free
- Country village location
- Within walking distance to the village pub and café
- Driveway parking
- South/ west facing garden
- Single garage
- Open plan kitchen/ diner
- Downstairs W/C
- Beautiful walks and open countryside from your doorstep
- Local bus services

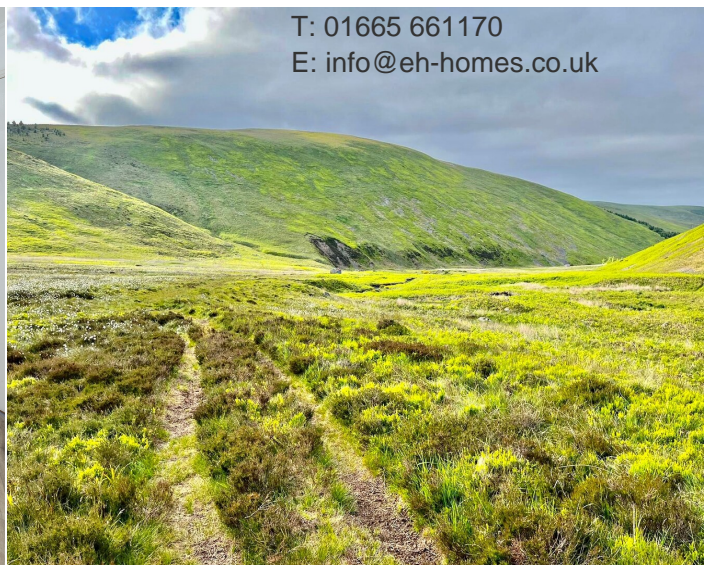
Contact Us

EH Homes

Casey Lodge Park Road,
Swarland
Morpeth
Northumberland
NE65 9JD

T: 01665 661170

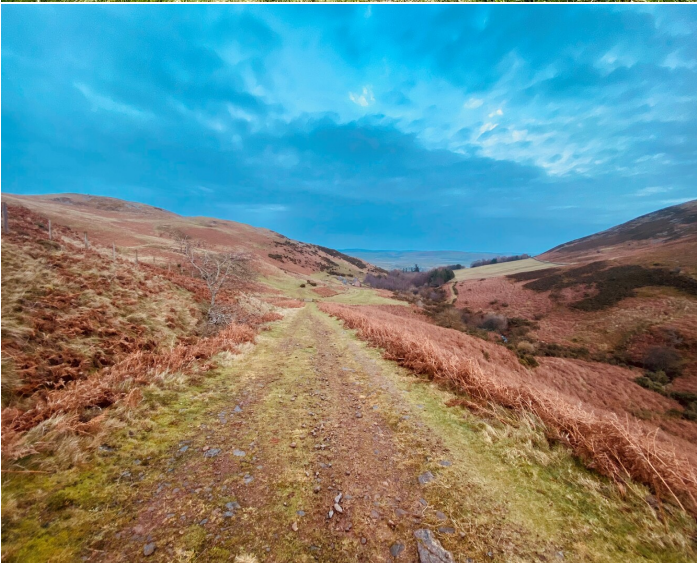
E: info@eh-homes.co.uk







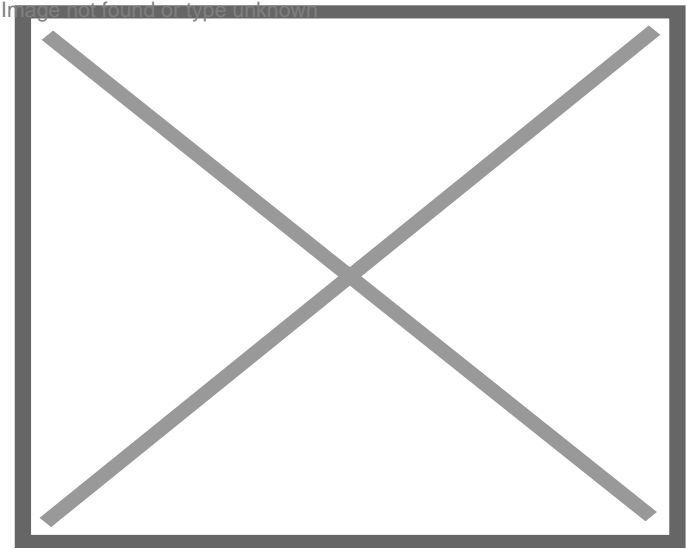


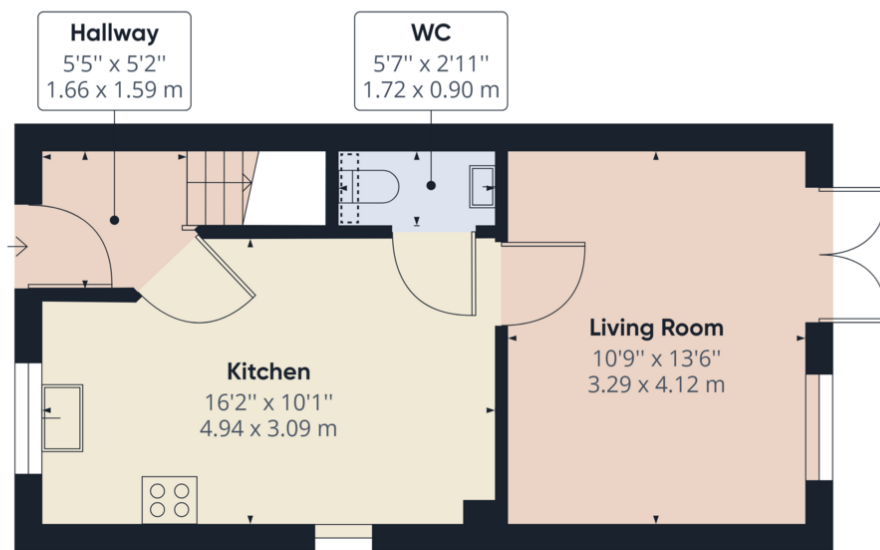




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		91
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
		75
England, Scotland & Wales		
EU Directive 2002/91/EC		

Environmental (CO ₂) Impact Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-100) A		98
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
		85
England, Scotland & Wales		
EU Directive 2002/91/EC		





Approximate total area⁽¹⁾

371.30 ft²
34.49 m²

Reduced headroom

2.03 ft²
0.19 m²

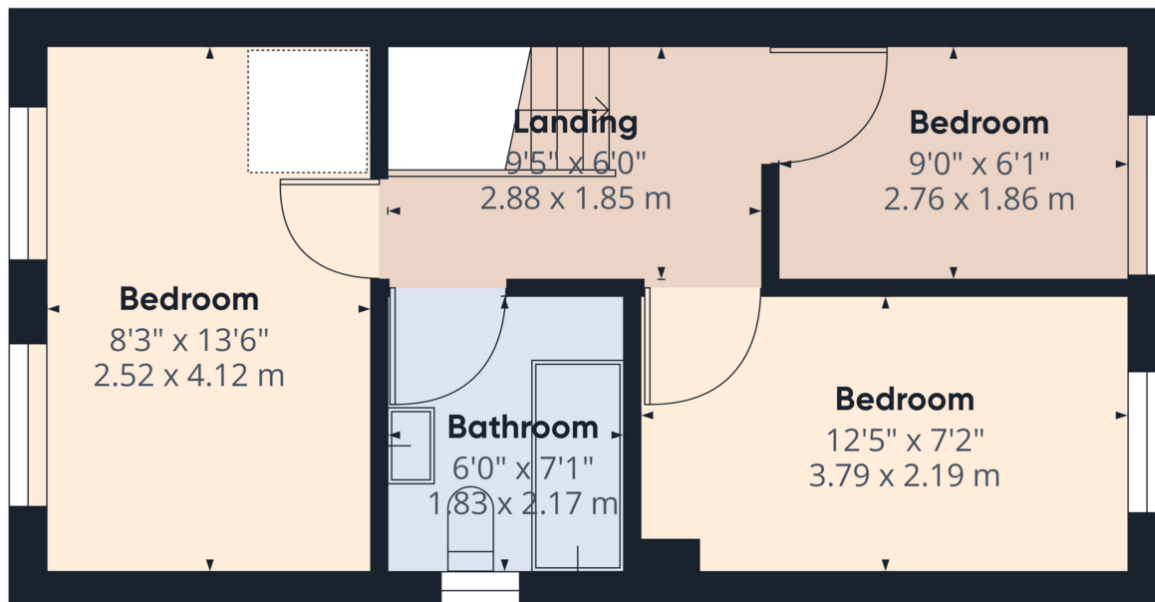
(1) Excluding balconies and terraces

☐ Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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Ground Floor Building 1



Approximate total area⁽¹⁾

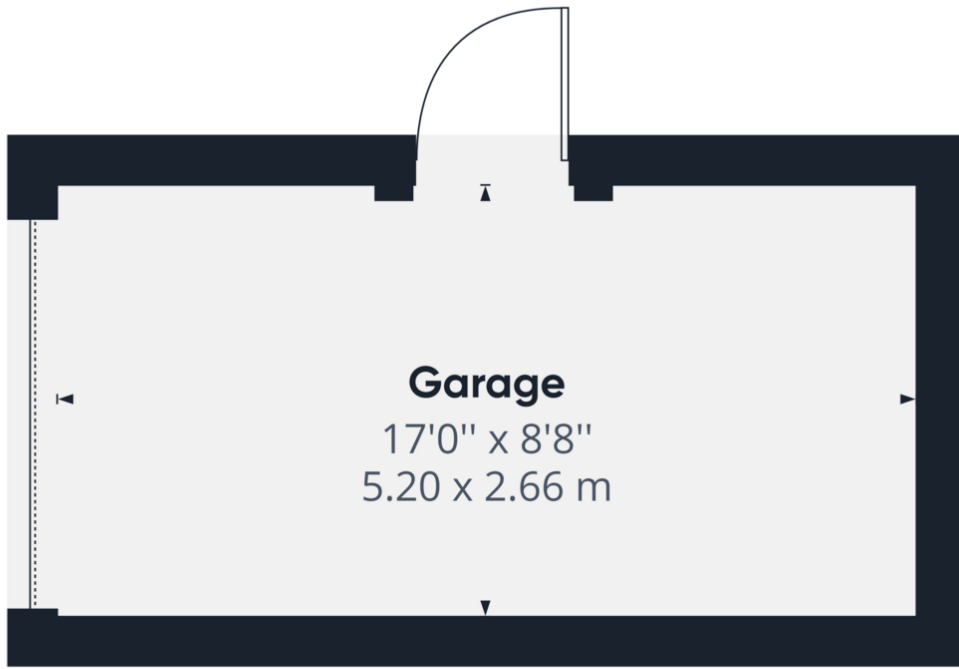
348.64 ft²
32.39 m²

(1) Excluding balconies and terraces

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Floor 1 Building 1



Approximate total area⁽¹⁾
151.66 ft²
14.09 m²

(1) Excluding balconies and terraces

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Building 2