

# Field House Close, Acklington, Morpeth, Northumberland

£285,000



## Full Description

An impeccably presented home perfectly placed to enjoy country life as well as the benefit of being close to the stunning coastline. Elizabeth Humphreys Homes are delighted to welcome to the market this beautiful 3 bedroom 2 bathroom detached property located in the Northumberland village of Acklington. This family-friendly home features fabulous front and rear gardens, driveway parking leading to a single integral garage with an up and over door, uPVC windows and a composite front door, gas central heating, and all the other usual mains connections.

Acklington is a peaceful village in the heart of Northumberland with a lovely sense of community. Only a few miles away is the stunning Druridge Bay Country Park with its seven-mile stretch of sandy beaches and a series of smaller nature reserves, home to resident rare birds. It's the perfect place to ride, cycle, paddle or surf and you can even launch your own boat on the park's lake. A short drive away is the vibrant harbour town of Amble, where you will find plenty of shops, pubs, restaurants and other amenities.

This glorious property is superbly well looked after, beautifully decorated and has all the contemporary facilities expected. The internal porch offers

a warm welcome. The high ceiling enhances the sense of space provided by this valuable entrance to the home.

A second door opens to the dual aspect lounge-diner which is bathed in natural light courtesy of a large window to the front and a pair of French doors opening to the rear garden. The interior design has been carefully considered being wonderfully light and the central fireplace, with a tiled back and stone surround and hearth incorporating an electric wood burner. The dining area is an inviting space to sit and dine whilst appreciating the pleasant views of the rear garden: the French doors create a seamless transition between indoor and outdoor living.

The well-equipped kitchen offers plenty of wall and base units with a solid wood door and wood-look interiors complemented by a granite-effect work surface and attractive brick-style splashback tiling capturing pale pastel hues. In terms of fitted equipment, there is a single bowl stainless steel sink, an under bench electric oven, a four-burner Samsung induction hob beneath a built-in extractor fan, a drawer pack and a slimline fully integrated dishwasher. There is space for a free-standing fridge-freezer. A window overlooks the rear garden and bench lighting creates a lovely effect as the evening approaches. A uPVC door provides access to a conservatory style porch where there is further bench space and plumbing and space for a washing machine. A uPVC door opens to the rear garden.

The ground floor WC, accessed from the hallway, comprises a close-coupled toilet with a push button and an attractive vanity unit with a sink on top and a glass mosaic splashback behind. The space has been finished with wood-look flooring and a window allows for natural light. Adjacent is a good-sized storage cupboard beneath the stairs and a further door, at the foot of the stairs, provides useful access to the integral single garage, with sockets and lighting, which has been well finished presenting good storage in addition to independent external access to the side of the property.

Taking the stairs to the first floor, the landing opens out to three bedrooms, two bathrooms and a storage cupboard.

The primary bedroom is a spacious double room with two built-in wardrobes. Capturing views over the rear garden, this light and bright room is an inviting space. The ensuite comprises a close-coupled toilet with a lever handle, a double sized slimline shower tray with a sliding door, a white pedestal wash hand basin, and a wooden unit with a mirror and a light above. The stone-look tiling within the shower cubicle finishes the space perfectly and ceiling spotlights add to the natural light.

Bedroom 2 is a good-sized double taking advantage of views to the front.

Bedroom 3 is a large single positioned to the front of the property. All the bedrooms are beautifully presented and carpeted creating a warm and welcoming atmosphere.

The family bathroom offers a superb amount of storage in the form of units with a wood-look door extending the length of the room. There is a marble-look work surface incorporating a designer-looking jacuzzi sink and an illuminated mirror with a shaver point above next to a concealed cistern toilet with a push button. In addition, there is a white bath with shower taps

with a brick-style tile surround. Ceiling spotlights add to the brightness.

The rear garden is your private oasis. Low maintenance and securely fenced to allow children and family pets to play safely, this is the perfect place to relax and unwind from the hustle and bustle of the day. There is a summer house which offers an alternative place to sit and enjoy the various raised beds which have been attractively planted in addition to a beautiful low-level bed displaying ferns and hostas which create a lovely green backdrop. There is lots of space on either side of the house to put sheds etc or have further separate garden areas to enjoy through the year.

Tenure: Freehold

Council Tax Band: D, £2,533.03 for the 2026/27 financial year

EPC: C

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#### 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

- Very well presented
- Garage
- Landscaped garden
- Driveway parking
- Light and spacious
- Ensuite
- Ground floor WC

## Contact Us

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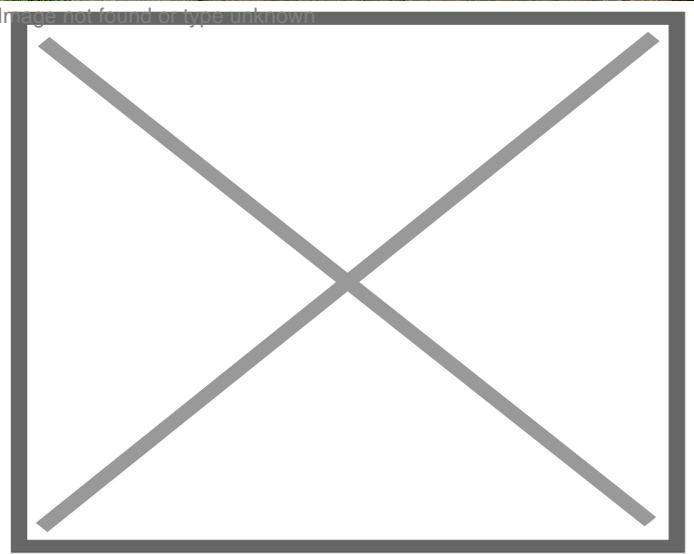


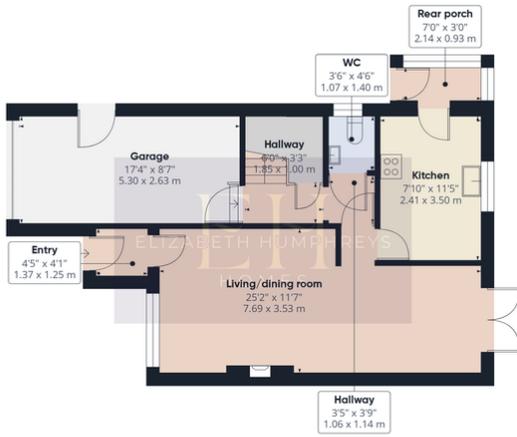




Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C		71	84
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental (CO <sub>2</sub> ) Impact Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-100) A			
(81-91) B			
(69-80) C		68	82
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England, Scotland & Wales		EU Directive 2002/91/EC	





Ground Floor Building 1



Floor 1 Building 1



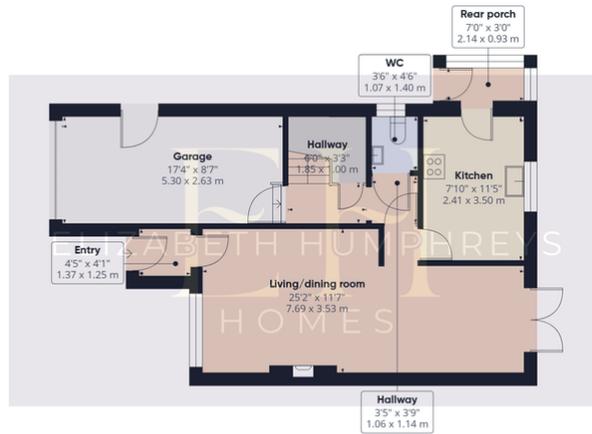
Approximate total area<sup>(1)</sup>  
1184 ft<sup>2</sup>  
110 m<sup>2</sup>

(1) Excluding balconies and terraces

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Ground Floor Building 2



Ground Floor Building 1



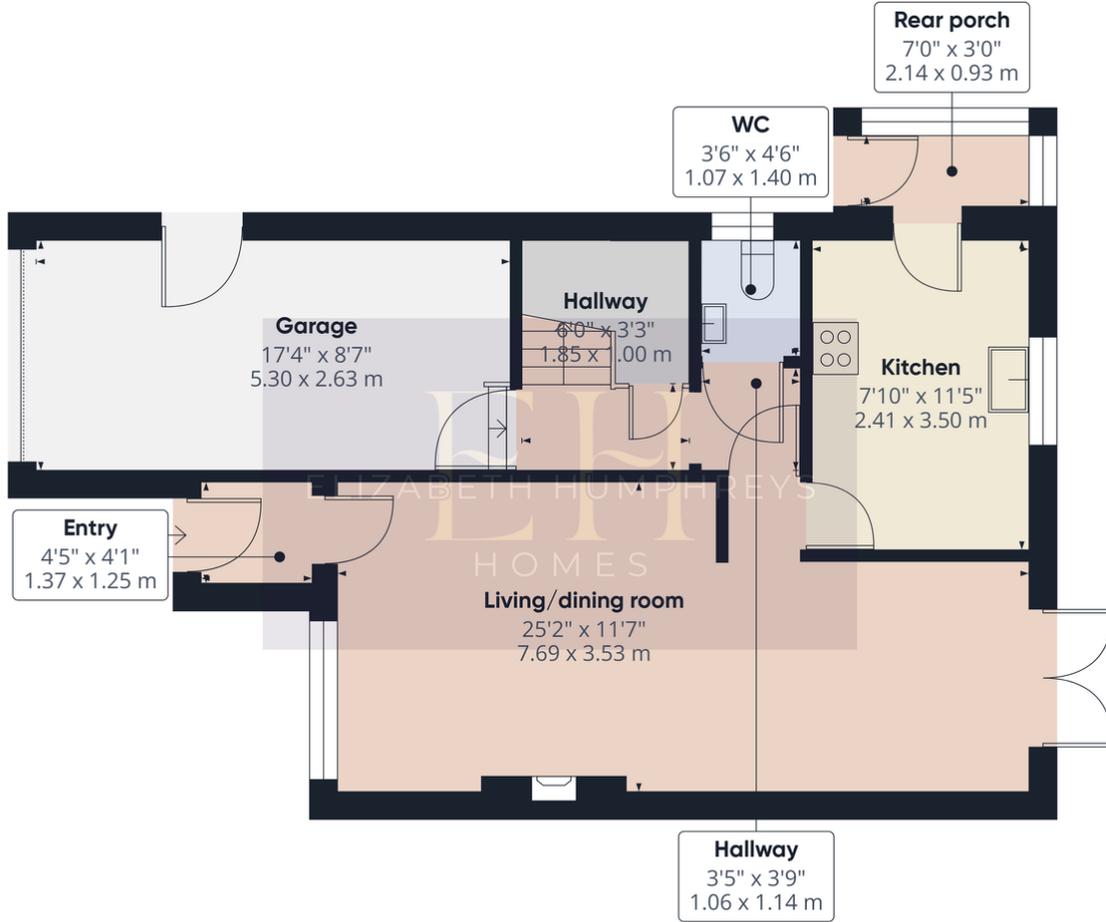
Floor 1 Building 1



Approximate total area<sup>(1)</sup>  
1115 ft<sup>2</sup>  
103.6 m<sup>2</sup>

(1) Excluding balconies and terraces

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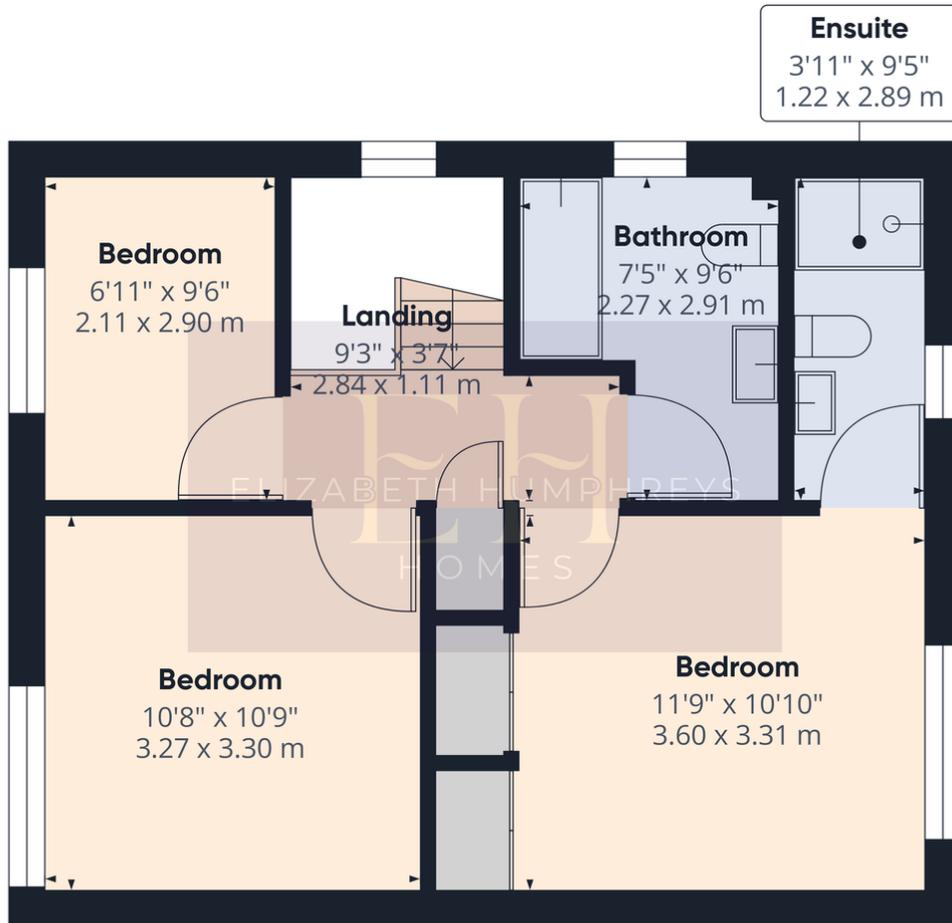


Approximate total area<sup>(1)</sup>  
646 ft<sup>2</sup>  
60 m<sup>2</sup>

(1) Excluding balconies and terraces

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Ground Floor Building 1

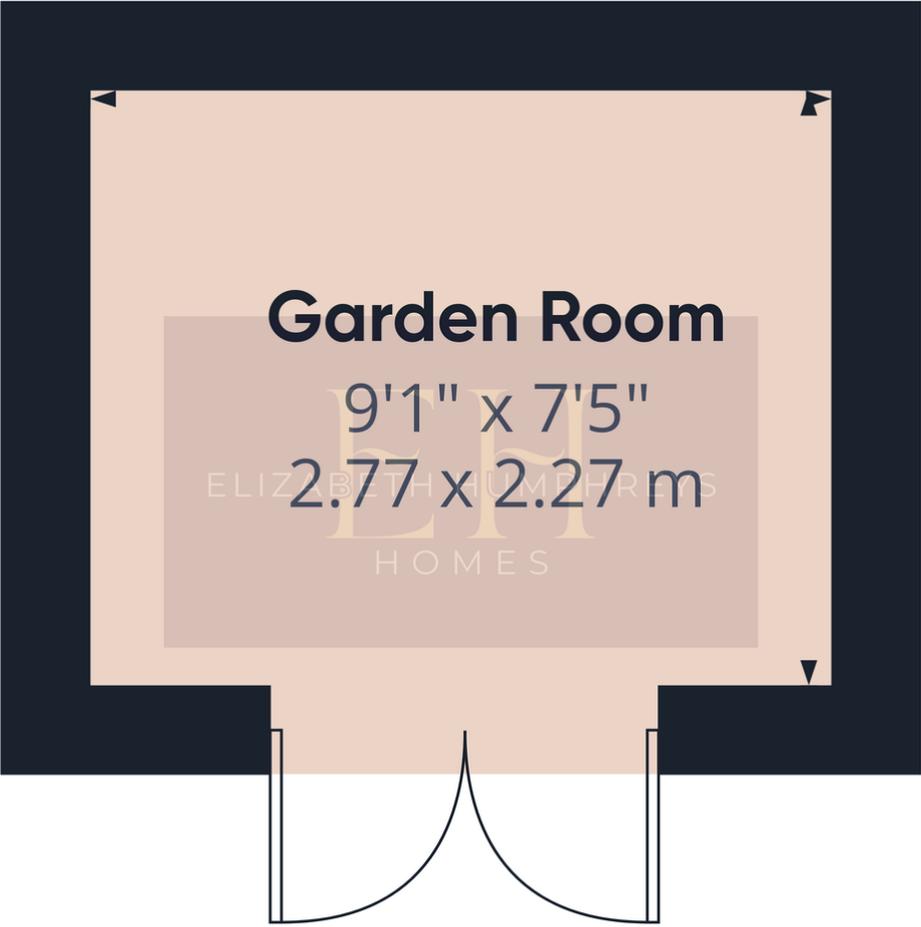


Approximate total area<sup>(1)</sup>  
469 ft<sup>2</sup>  
43.6 m<sup>2</sup>

(1) Excluding balconies and terraces

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Floor 1 Building 1



Approximate total area<sup>(1)</sup>

69 ft<sup>2</sup>  
6.4 m<sup>2</sup>

(1) Excluding balconies and terraces

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