

Park View, Felton, Morpeth, Northumberland

Offers Over £550,000



Full Description

Elizabeth Humphreys Homes are delighted to welcome to the market, this beautifully presented 5 bedroomed detached property ideally located in the Northumberland village of Felton, with open countryside views to the rear. With the benefit of a large East/West facing 0.38-acre plot, its prime location ensures the residence is not overlooked from either the front or rear of the property. The generous front garden consists of curved beds set in gravel paths providing year-round colour and interest. There is space for four cars to park on the drive leading to the double garage, plus one car on the adjacent gravel.

An extensive enclosed rear garden currently provides a variety of recreational purposes. It can easily be adapted for other uses, such as house extensions or ground mounted solar panels, to take advantage of the space not normally available in modern housing. This 1933 square foot house benefits from UPVC doors, windows and roofline soffits, as well as gas central heating and good broadband connection. The property is carpeted or tiled throughout. Properties of this size, quality and potential rarely become available in Felton and is therefore worthy of serious consideration by those looking to make their next move.

Felton is situated just off the A1 and is a historic village full of charm and

character. It has a school, community village hall and doctors' surgery. The fabulous Northumberland Arms pub and the renowned Running Fox Café and Bakery are only minutes away and serve some of Northumberland's finest produce including artisan breads, pies and cakes. There is also a village shop with post office, the art venue Gallery 45 and a hair dressers. A few miles away is the championship golf course at Burgham Park Golf and Leisure Club but if golf isn't to your taste, then there are plenty of stunning walks around the villages as well as areas of the Coquet which is designated a triple SSSI.

Entry is via the front door which opens into the vestibule/inner entrance hallway, finished with laminate flooring, which offers useful space to hang coats. A glazed door leads into the carpeted main hallway where the stairs, with storage beneath, ascend to the first floor and various doors lead off to the principal living spaces. There is a convenient ground floor family WC suite, comprising a concealed cistern toilet and an oval hand wash basin with mixer tap. The space is attractively tiled creating a crisp and fresh look and a frosted window to the front allows for natural light.

The first glazed door opens into the welcoming carpeted lounge which is spacious, light and bright. With a large bay window overlooking the front garden and a large sliding patio door giving access and views to the rear garden, allowing lots of natural light to flood the lounge morning noon and evening.

A pair of glazed double doors lead into the carpeted garden /dining room featuring French doors which open into the rear garden facilitating free flow of movement between indoor and outdoor living. These two adjoining reception rooms, both with access and views of the garden and countryside beyond, provide substantial and flexible opportunities to socialise at any time of the year, either inside, outside or both.

The kitchen-diner is an inviting fully floor-tiled room, appealing to modern living. With a bay window to the front and a second window overlooking the rear garden and views of the countryside. Like the lounge, light floods this room from dawn till dusk. The family sized kitchen space has a modern fitted kitchen, offers a good number of wall and base units with a cream-coloured shaker style door complemented by a contrasting block wood work surface. The addition of a fitted Welsh dresser adds charm to this well-designed space. There is an integrated microwave, a fridge, a single bowl stainless steel sink and a large range cooker beneath a chimney style extractor fan. In addition, there is ample space to accommodate a large dining table, as well as a comfortable seating area.

The utility room leads off the kitchen and offers further wall and base units with a wood effect door and laminate work surface. There is a Belfast sink beneath a window overlooking the rear of the property. There is space / plumbing for a washing machine, dish washer, tumble drier and further under bench appliances. The gas combi boiler is housed in the utility room and a UPVC two section stable door leads to the rear garden.

A second door provides access to the double garage which offers further storage. The utility room has access via a hatch to a very useful partially floored roof space above the double garage, which has light and electrics.

Taking the carpeted stairs to the first floor, the spacious landing opens out to five bedrooms, a bathroom and a useful storage cupboard. The bedrooms, which offer a superb amount of storage, are finished with matching fitted carpets throughout and the bathroom is completed with attractive tiling creating a boutique hotel style look.

The principal bedroom is light and bright, courtesy of a large bay window mirroring the lounge below. This king-sized room offers a full bank of fitted wardrobes and en-suite facilities. The en-suite comprises a Quadrant shower with a waterfall shower head and a separate shower head within, a concealed cistern toilet and a wash basin on top of a large vanity unit. A window allows for natural light and views over the rear garden and a chrome heated towel rail ensures added comfort.

Bedroom 2 is a large double room offering a range of fitted furniture. This spacious room is currently utilised as an office which enjoys a pleasant front aspect to appreciate whilst working from home.

Bedroom 3 is a generously proportioned double room with sliding door wardrobe storage. This light and restful room takes advantage of the countryside views to the rear.

Bedroom 4 is a double room with plenty of space for a variety of bedroom furniture. This room overlooks the front of the property.

Bedroom 5 is a large single room which is also currently utilised as an office. Again, there are superb views over open countryside to the west. This room features sliding door wardrobes and there is loft access with ladder, to a floored roof space with electrics and light.

The modern family bathroom is fully tiled with a large window taking advantage of the countryside views. The suite comprises a low access bath with a handheld shower attachment, a close coupled toilet, a vanity unit with a basin on top, an offset Quadrant shower cubicle with a waterfall shower head and a separate shower head within. A chrome heated towel rail ensures added comfort.

The property continues to impress with its outside space, which boasts glorious views over open fields.

The upper rear garden has a central level lawn, its shape emphasised by curving block paving, passing onto the surrounding gravel paths. A series of beds provide interest and variety at various locations. The lower rear sloping garden has three areas of natural planted grass meadow and wild flowers, an area of further lawn and a partially terraced area for cultivation. The bottom garden area provides useful working and storage space. There are various paved or gravelled areas which provide spaces to sit and enjoy the sunshine whilst alfresco dining with family and friends and the addition of a pergola adds charm and appeal to this lovely space. There is a sizeable shed which is ideal for the tidy storage of outdoor accessories, and a small summerhouse, behind which is a covered garden workspace. Three water barrels provide storage of harvested rainwater for garden usage.

The large rear garden provides the opportunity to develop the sites potential to the full. Many of the properties on Park View have been

extended both over their garages and/or into the back gardens. With such a large site as this, even a large extension will have little impact on the available garden area. For those wishing to invest in future sustainability, this property has the space to consider a large array of ground mounted solar panels with the obvious installation, capacity and maintenance advantages that offers, compared to roof mounted.

Tenure: Freehold

Council Tax Band: F, £3,705.57

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

- Rare to the market
- Lovely and light
- Larger garden
- Stunning views
- Double garage
- Ensuite
- Utility
- Plenty of driveway parking
- Very sought after village location with great amenities

Contact Us

EH Homes

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Morpeth

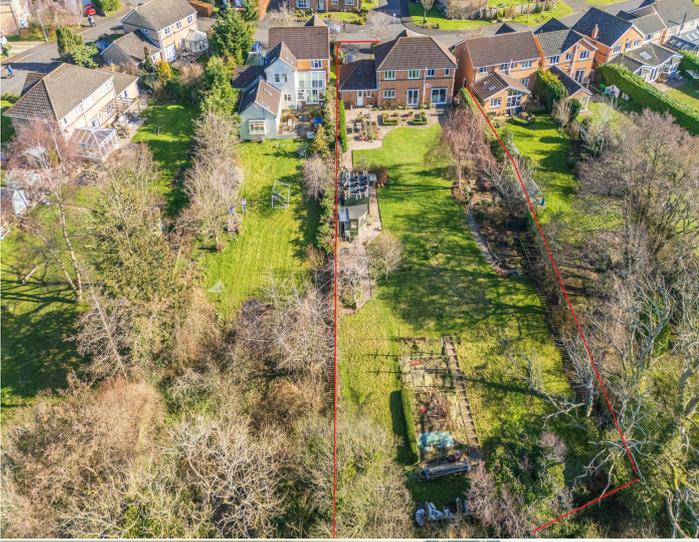
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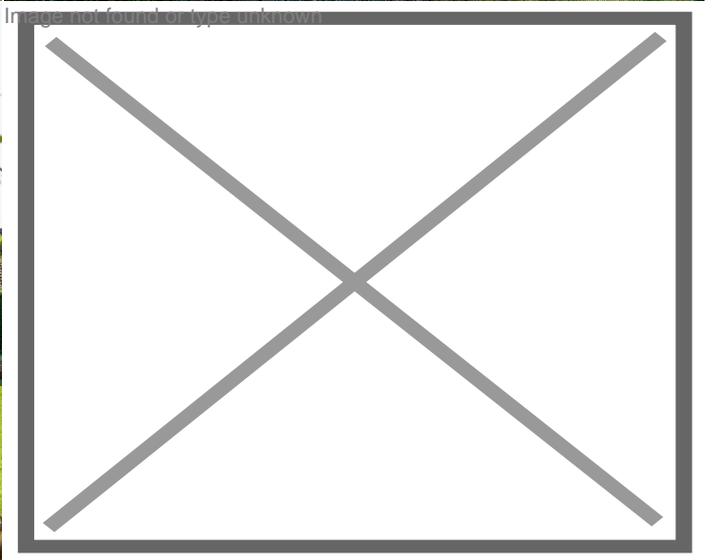














Ground Floor

Approximate total area⁽¹⁾

179.6 m²
1933 ft²

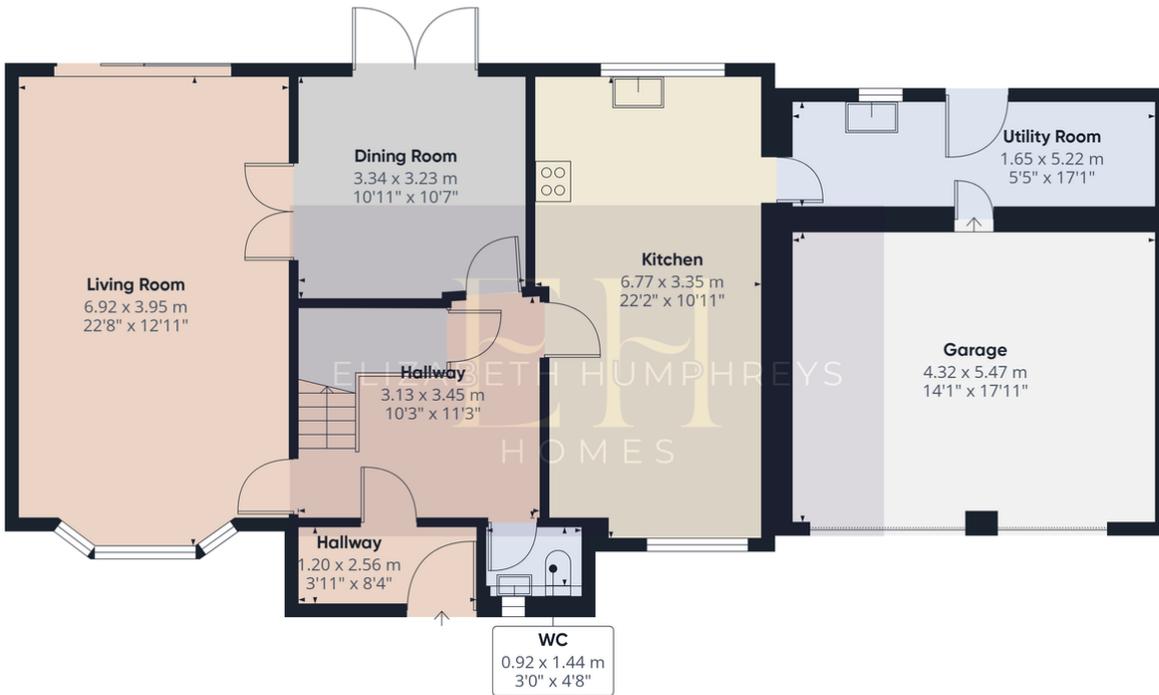


Floor 1

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Ground Floor

Approximate total area⁽¹⁾

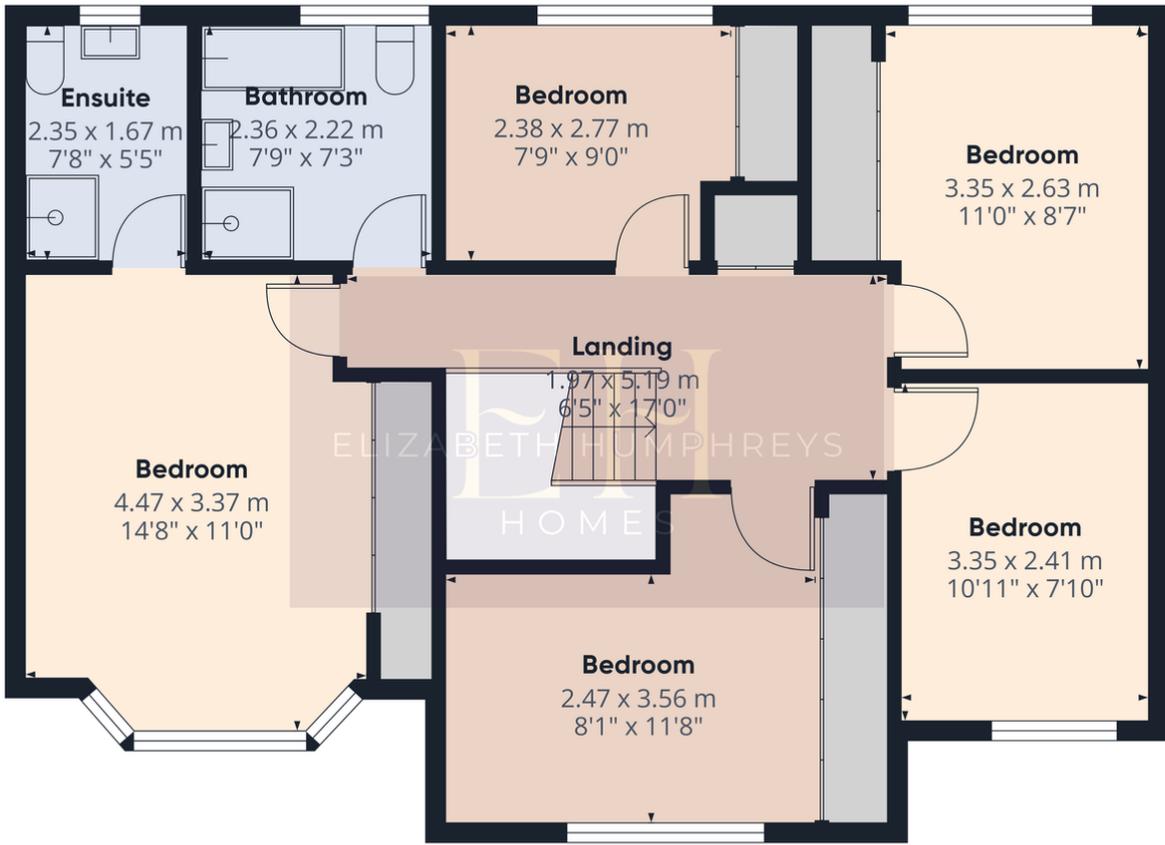
107.9 m²
1162 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Approximate total area⁽¹⁾
71.7 m²
771 ft²

(1) Excluding balconies and terraces

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Floor 1