

Recreation Lane, Felton, Morpeth, Northumberland

Offers Over £375,000



Full Description

A peacefully located and well-looked after home with a pleasant, green and leafy vista enjoyed from many of the principal living spaces. Elizabeth Humphreys Homes are delighted to welcome to the market this fabulous 3 bedroomed detached family home located in the Northumberland village of Felton. The property, in need of some internal modernisation, features generous driveway parking, a utility and office space formerly the garage, wood-effect uPVC windows and a composite front door, attractive white painted internal doors, gas central heating, and all the other usual mains connections. This extended, appealing and comfortable home is one not to be missed.

Felton is a historic village full of charm and character. The fabulous Northumberland Arms pub and the renowned Running Fox Café and Bakery are only minutes away and serve some of Northumberland finest produce including artisan breads, pies and cakes. There is also a village shop and post office. 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 are considered a fishery of national importance. There are excellent transport links between the major market towns of Alnwick and Morpeth.

A wrought iron gate opens to the driveway which leads to the front door. A beech hedge affords a good element of privacy in addition to forming a lovely outlook enjoyed from the rooms to the front of the property. The front door opens into a useful entrance porch which is sizable, light and bright and has been finished with tiled walls and oak-effect laminate flooring. The main entrance hallway is entered from here via a wood and glass door with glass panels to side allowing a good amount of natural light to circulate. Stairs, with beneficial storage beneath, ascend to the first floor and various doors lead off. The space is neutrally decorated to allow the easy addition of accent colour should you so wish.

Bathed in natural light, the lounge is a welcoming room in which to spend time with family and friends. The central fireplace, with a polished limestone surround housing a multi-fuel burner, forms an attractive focal point and entices you to sit before it during the cooler months. There are two alcoves to either side ideal for positioning further furniture or the television.

The dining room, with two large windows, is spacious and airy and can comfortably accommodate a dining table and accompanying chairs. Again, the neutral tones allow the addition of accent colour should you so wish. This room features French doors which open into a large conservatory with a riven tiled floor. This restful and relaxing room offers further comfortable living with a solid roof enabling the space to be used throughout every season: an ideal place in which to while away the hours enjoying the lovely garden views entering through the many windows and French doors which open out into the garden onto a paved area ideal for al fresco dining during the warm summer months.

Located to the rear of the property, the kitchen offers a good number of wall and base units with a beech wood effect door with brushed chrome furniture complemented by a dark coloured granite work surface with matching up stand and attractive square splash back tiling. In terms of fitted equipment, there is a Bosch four-ring induction hob beneath a granite splash back, a Bosch double oven, a Kenwood microwave oven, a single bowl stainless steel sink with a mixer tap above, an under-bench fridge and a Bosch dishwasher. The flooring is finished with dark coloured laminate which works in harmony with the granite surfaces. A large window allows for natural light and provides uninterrupted views over the rear garden.

The far end of the kitchen leads to an inner hall which offers a good-sized storage cupboard and a door providing external access to the rear garden. To the left of the external door, there is a conveniently placed ground floor WC which comprises a concealed cistern toilet with a push button behind and a shelf above, and a wall hung hand wash basin with a mixer tap above. A radiator ensures added comfort. A window, with privacy glass, overlooks the rear of the property with ceiling spotlights adding brightness.

Opposite, a door opens to the converted garage. This room, with a window overlooking the side of the property and one taking advantage of views to the front, is a superb multi use space which is currently utilised as a utility room and office. There is space for a free-standing fridge-freezer, plenty of wall and base units with a wood effect door complemented by a light-coloured laminate work surface, space and plumbing for a washing

machine and space for a tumble dryer. In addition, there is shelving above a desk area. The boiler is housed in a wall unit for ease of access and there is loft storage available.

The stairs ascend to the first floor and passing a window on the half landing, overlooking the side of the property, the space is illuminated nicely. The landing opens out to three bedrooms and the family bathroom. Loft access is available. The space has been finished with a light-coloured carpet which continues from the stairs creating a seamless transition between the different spaces. All the bedrooms are neutrally decorated and benefit from a sumptuous carpet adding comfort as you move throughout.

The primary bedroom is a king-sized room offering further space to accommodate additional bedroom furniture in addition to a good amount of fitted storage. This relaxing room takes advantage of the green and pleasant vista to the front of the property.

Bedroom 2 is a good-sized double room with a bank of fitted wardrobes with a white wood effect door matching those of the primary bedroom. A large window to the rear allows for natural light and captures views over the garden and the summer house.

Bedroom 3 is a single room to the front of the property capturing green and leafy views. This restful and relaxing room is lovely and light and bright and offers a good amount of versatile storage space.

The family bathroom is configured as a wet room and comprises a cream vanity unit with a semi-recessed hand wash basin with a chrome mixer tap and a mirror above, a shaver socket, a close coupled toilet with a push button behind, an extractor fan, a walk in shower, with the addition of a seat for those with limited mobility, and a shower within behind two shower curtains. A cream heated towel rail ensures added comfort. Two windows, with privacy glass, overlook the rear of the property and allow a wealth of natural light. Additional lighting is by way of ceiling spotlights.

Externally, the rear garden offers a substantial paved area which is ideal for enjoying al fresco dining during the warm summer months. There is a sizable lawn, with roses and raised beds forming a lovely backdrop. A greenhouse offers the ideal space in which to plant seeds and grow your own produce and a garden shed provides excellent storage. The summer house is a lovely space in which to relax and unwind whilst enjoying the view of the mature shrubs and beautiful flowering plants: an attractive and restful outside space.

Tenure: Freehold

Council Tax Band: D, £2443.13 for the 2025/26 financial year

EPC: C

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

- Driveway parking
- Spacious living spaces
- Lovely gardens
- Walk to shops and pubs
- Very sought after village location
- Utility Room
- Office
- Central village location but nicely tucked away

Contact Us

EH Homes

Casey Lodge Park Road,
Swarland
Morpeth
Northumberland
NE65 9JD

T: 01665 661170

E: info@eh-homes.co.uk










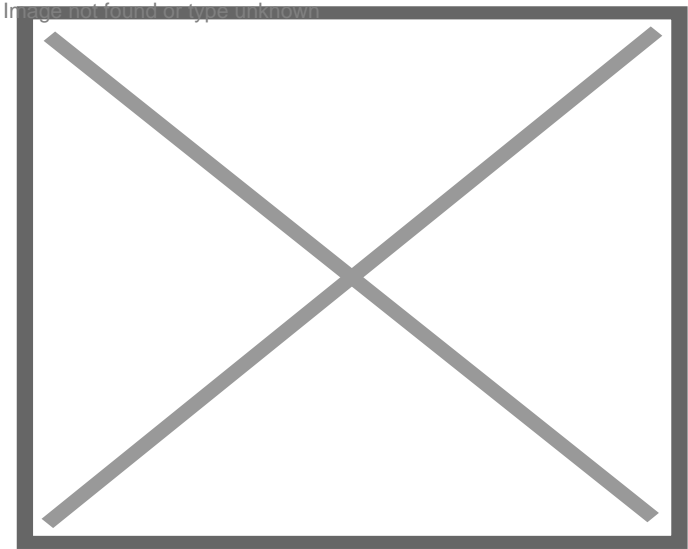


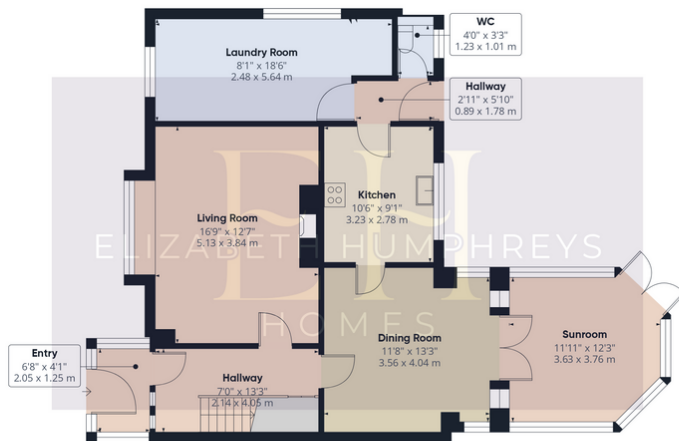




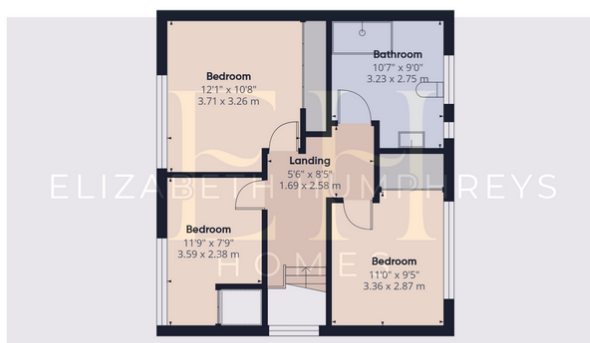


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C	71	76
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 





Ground Floor



Floor 1

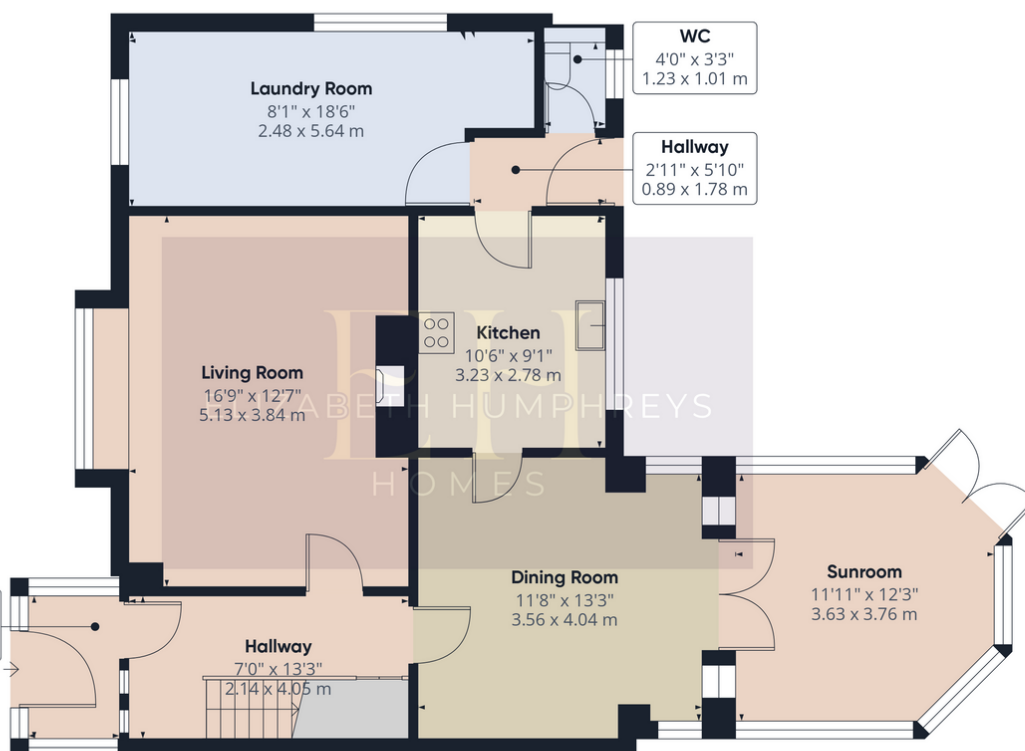


Approximate total area⁽¹⁾
1422 ft²
132 m²

(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

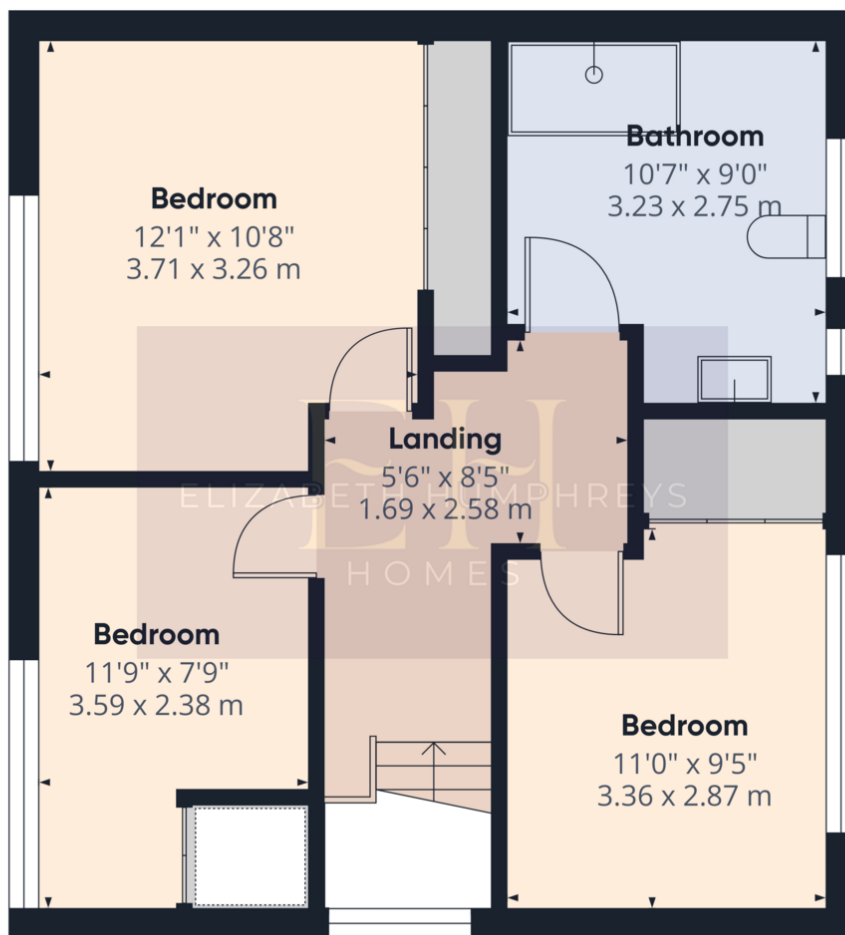


Approximate total area⁽¹⁾
934 ft²
86.7 m²

(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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Floor 1



Approximate total area⁽¹⁾
488 ft²
45.3 m²

(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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