Rochester Drive, Felton, Morpeth, Northumberland

Offers Over £375,000



Full Description

A superb family home enjoying spacious living with a lovely open aspect to the front. Elizabeth Humphreys Homes are delighted to welcome to the market this fabulous 4 bedroomed detached property, originally the development's showroom so finished to a high standard and located in the Northumberland village of Felton. This lovely property benefits from driveway parking for up to four cars, a single garage, attractive front and rear gardens, uPVC windows and a composite front door, gas central heating, good broadband connection useful for the home workers and busy family and all the other usual mains connections. This appealing and comfortable home, with time remaining on the builders' guarantee, is one not to be missed.

Felton is situated just off the A1 and 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.

Entry is via the front door which opens into a welcoming hallway with doors leading off and stairs ascending to the first floor. The light coloured LVT flooring continues throughout most of the ground floor creating a seamless transition between the different spaces.

The ground floor WC is a superb asset as it negates the need to continually frequent the upstairs facilities. The suite comprises a concealed cistern toilet and a full pedestal hand wash basin. The space is finished with half height brick style tiling creating a crisp and fresh finish.

Dual aspect courtesy of a large window to the front and a pair of French doors to the rear that open to the patio, the lounge is an inviting room ideal for entertaining family and friends. There is plenty of space to accommodate a range of comfortable seating from which views of the rear garden can be enjoyed. The space is finished with a sumptuous carpet adding comfort as you move throughout.

The kitchen-dining-family space is a wonderfully sociable L-shaped room appealing to modern living. The kitchen offers a good number of wall and base units with a dark grey-coloured door complemented by a contrasting stone effect laminate work surface with matching upstand. In terms of fitted equipment, there is a four-burner gas hob with a splash back and chimney style extractor fan above, a fridge-freezer, an oven, a dishwasher and a washing machine, with all appliances being manufactured by Zanussi. The boiler is housed in a wall unit for ease of access. The kitchen flows freely into the dining area where you can entertain before a pair of double doors which capture views over the rear garden and which facilitate free flow of movement between indoor and outdoor living. The room continues to the sitting area where there is room for comfortable furniture enhancing the sociable nature of this glorious open plan space.

Taking the stairs to the first floor the landing opens out to four bedrooms, a beneficial storage cupboard and the family bathroom. Loft access is available.

The primary bedroom is a spacious and restful super king-sized room with en-suite facilities and a recessed area perfect for installing fitted wardrobes if you so wished. A large window allows a wealth of natural light to enter. The en-suite comprises a double sized shower cubicle with a single shower within, a large wall mounted mirror, a concealed cistern toilet and a full pedestal hand wash basin. The attractive tiling completes the look perfectly.

Bedroom 2 is a large light and bright double room with a window overlooking the front of the property. There is a recessed area ideal for fitted storage should you so wish.

Bedroom 3 is a good-sized light and airy double with a window taking advantage of the rear. There are plenty of storage options available.

Bedroom 4 is a spacious single room currently utilised as a dressing room. A window to the rear captures pleasant garden views.

The family bathroom comprises a wall mounted mirror over the bath, a close coupled toilet with a push button behind and a hand wash basin on

top a vanity unit. The space is finished with attractive tiling creating a stylish look illuminated by natural light entering.

Externally, the rear garden is a private space mainly laid to lawn with a patio leading from the family room which is the ideal space in which to enjoy al fresco dining with family and friends during the warm summer months. The space is fully enclosed to allow children and family pets to play safely.

Tenure: Freehold
Council Tax Band: E £3135.49
EPC: B

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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

- Garden
- Garage
- Driveway
- Ensuite
- Ground Floor WC
- Sought after location
- Walk to shops, pubs and cafe.
- Builders guarantee
- Fantastic village

Contact Us

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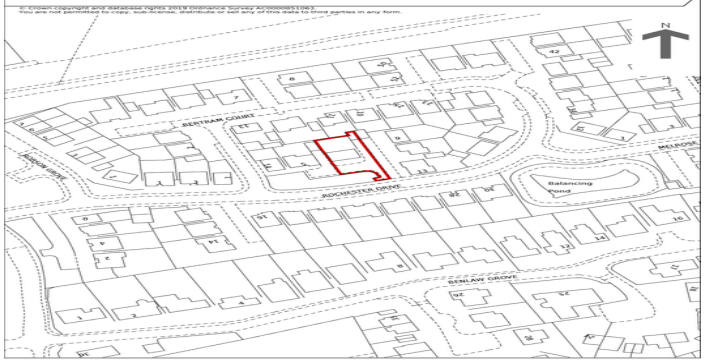







Current title plan

Scale 1:1250 enlarged from 1:2500
Administrative area Northumberland

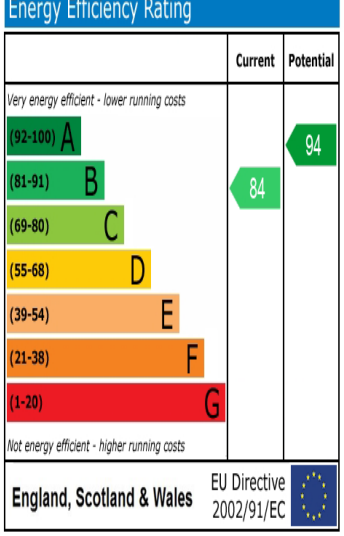


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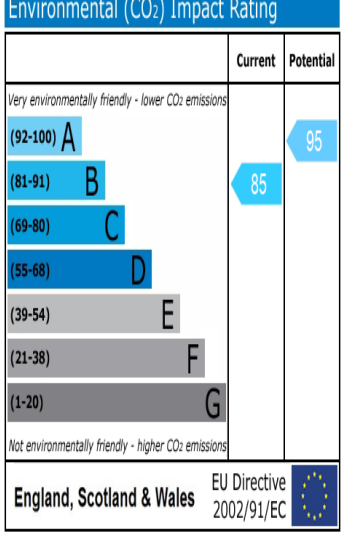
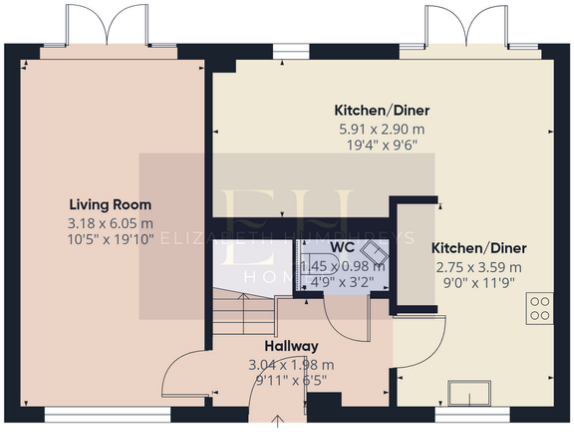
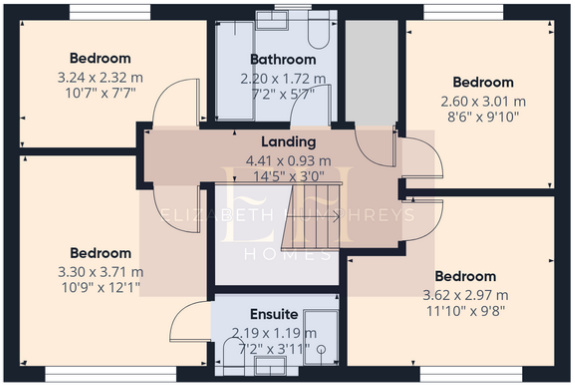


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Ground Floor Building 1

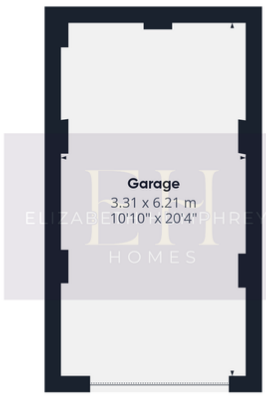


Floor 1 Building 1

Approximate total area(1)

126.5 m²

1362 ft²

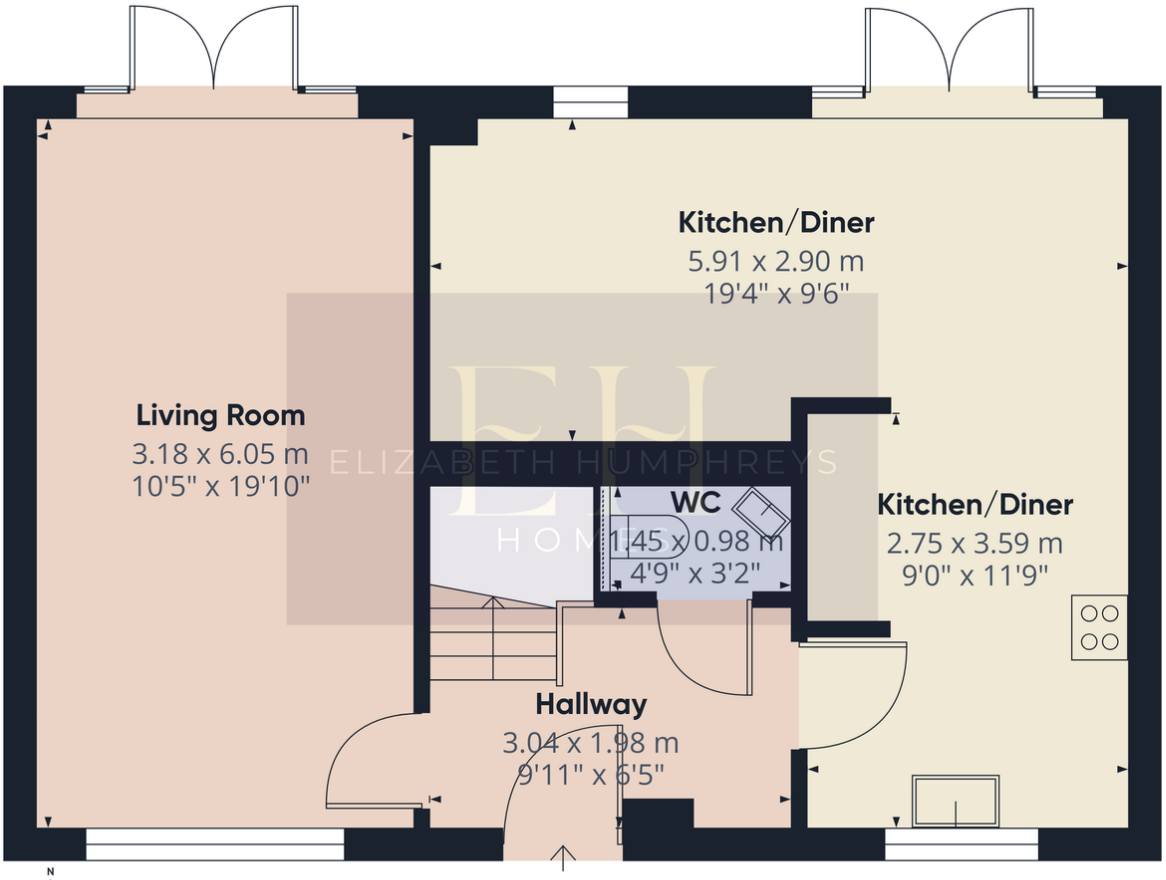


Ground Floor Building 2

(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 Building 1

Approximate total area(1)

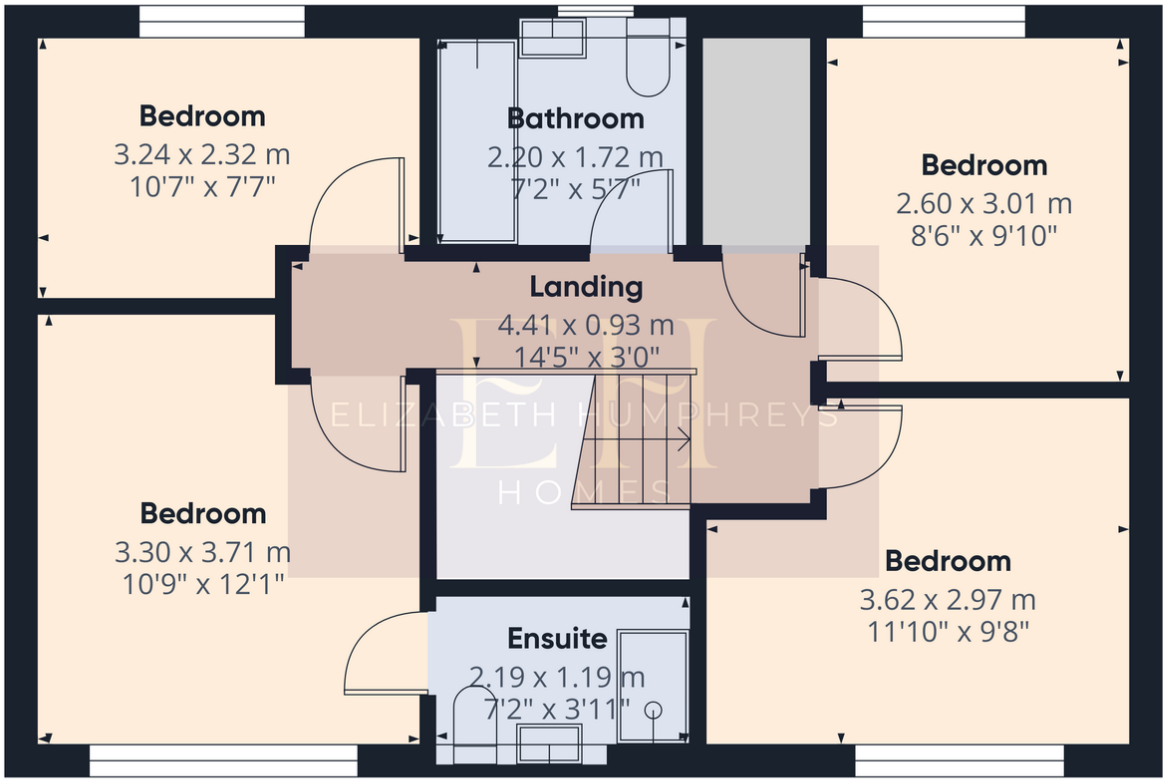
55.4 m²

596 ft²

(1) Excluding balconies and terraces

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Floor 1 Building 1

Approximate total area(1)

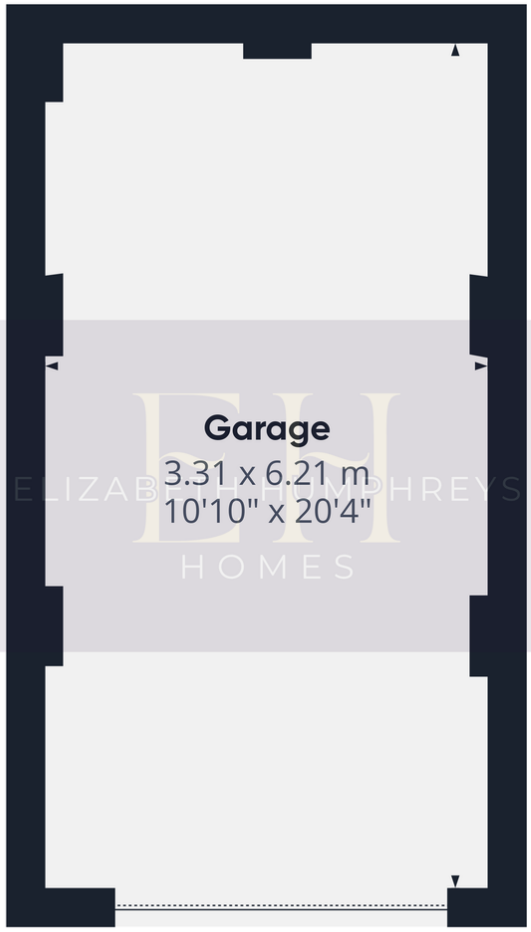
50.7 m²

546 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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Ground Floor Building 2

Approximate total area(1)

20.4 m²

220 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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