

Rochester Drive, Felton, Morpeth, Northumberland

Offers Over £325,000



Full Description

A superb family home with no chain enjoying spacious living and a lovely open and leafy aspect to the front. Elizabeth Humphreys Homes are delighted to welcome to the market this fabulous 3 bedroomed detached property located in the Northumberland village of Felton. This lovely property benefits from Tarmac driveway parking for two cars, an integral garage which has been converted to a fabulous multi-use room, quality white internal doors, a low maintenance rear garden, uPVC windows and a composite front door, broadband connection useful for the home workers and busy family and all the other usual mains connections. This appealing and comfortable home 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 an entrance hallway with a floor to ceiling mirrored wall enhancing the light and space beautifully. The integrated foot mat at the front door is both attractive and practical and the blue and beige décor is welcoming.

The lounge is a spacious and inviting room in which to spend time with family and friends. A large window overlooks the front of the property allowing a wealth of natural light to circulate with recessed spotlights and a central light fitting adding brightness. There is plenty of space to arrange a variety of comfortable furniture before a wall mounted television.

There is a door which opens to the inner hallway, with mellow wood look laminate flooring which extends throughout most of the ground floor creating a seamless transition between the different spaces. Doors lead off to the kitchen-diner and the ground floor WC and stairs ascend to the first floor.

The ground floor WC, with half height mirrored walls, is a superb asset as it negates the need to continually frequent the upstairs facilities. The suite comprises a corner hand wash basin with a chrome mixer tap above, an extractor fan and a Roca concealed cistern toilet with a push button behind. The space is finished with attractive grey tiling complemented by dove grey paintwork.

A pair of double doors open to the kitchen-diner which is a glorious room appealing to modern living with plenty of space to sit and dine before a pair of French doors which open to a patio, within the rear garden, ideal for facilitating free flow of movement between indoor and outdoor living. There are a good number of wall and base units with a grey shaker style door complemented by a contrasting stone marble effect mid-grey work surface with a matching upstand. A peninsula adds further seating and storage and an integrated fridge. In terms of fitted equipment, there is a Bosch dishwasher, a bowl and a half stainless steel Franke sink dropped into the work surface and a Bosch double oven and induction hob beneath a chimney style extractor fan. A window above the sink provides uninterrupted views over the rear garden.

Leading from the kitchen, there is a useful utility room with units with a grey gloss door and further work surface. The boiler and electrical consumer unit are located here for ease of access and there is an integrated washing machine, a single bowl stainless steel sink and a radiator ensures added comfort. A partially glazed door provides external access to the rear garden.

Returning to the main hallway, a door provides useful access into the space which was originally the garage which does still retain the roller shutter door. Now converted to a superb multi use room, the current owners have installed a set of French doors which, once the roller shutter doors are raised, can be opened to the front allowing a wealth of natural light in addition to creating a unique multi-use room. Internally, the walls are plastered, and the flooring continues from the internal hallway. Recessed spotlights add brightness and this spacious room is currently utilised as two distinct spaces: a home office to the front and a further utility space to the rear offering wall and base units with grey gloss doors, matching those of the kitchen, complemented by a grey laminate work

surface. There is space for a tumble dryer and a further appliance. Two radiators add comfort.

Taking the stairs to the first floor, the spacious landing opens out to three bedrooms and the family bathroom. All the bedrooms are finished with a sumptuous carpet adding comfort as you move throughout. Loft access is available.

The primary bedroom, enjoying the open aspect to the front, is a generously proportioned double room benefitting from en-suite facilities. The room offers fitted wardrobes, with a shaker style door combined with mirrored doors, with shelving and drawers within and furthermore, there is a wall mounted television point. There is a lovely feature wall which creates a luxurious effect and the central light fitting adds elegance. The en-suite comprises a double sized shower cubicle with a water fall shower head and a separate shower head within behind a sliding door, a pedestal hand wash basin, a heated towel rail, a close coupled toilet with a push button flush beneath a tiled recess with a fitted mirror and an extractor fan. Recessed lights add brightness.

Bedroom 2 is a spacious double room with a window taking advantage of views of the rear garden. This restful room allows for a variety of storage options.

Bedroom 3 is a spacious double room with two windows overlooking the rear garden. This room offers Hammonds sliding door fitted wardrobes with a band of smoked mirrors centrally placed.

The fully tiled family bathroom comprises a pedestal wash hand basin, a close coupled toilet with a push button behind and a large bath with a shower over behind a pivot shower screen. There is further shelving within a recessed area, a fully fitted large mirror and a chrome heated towel rail ensures added comfort. This is a lovely stylish room with a window to the front allowing for natural light.

Externally, the rear garden is a low maintenance private space which is securely enclosed to allow children and family pets to play safely. Mainly laid to lawn and with a raised border ideal for planting brightly coloured flowers or vegetables, this is a lovely outside space in which you can enjoy al fresco dining with family and friends on the patio which can be also accessed from the kitchen-diner. Furthermore, there is a shed which is ideal for storage of garden accessories.

Tenure: Freehold
Council Tax Band: D
EPC: B

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

- Garage conversion
- Light and spacious
- Utility room
- Ensuite
- No chain
- Ready to move into
- Builders guarantee
- Driveway parking
- Very sought after village location

Contact Us

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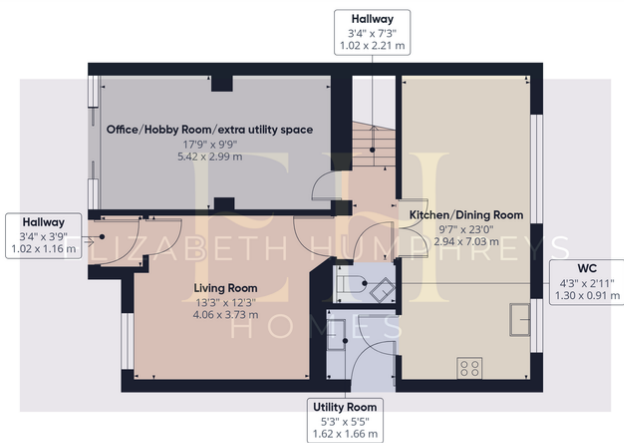
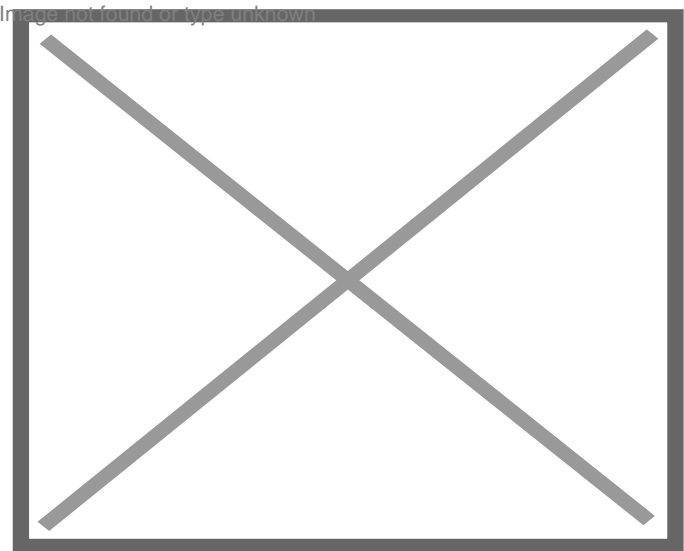




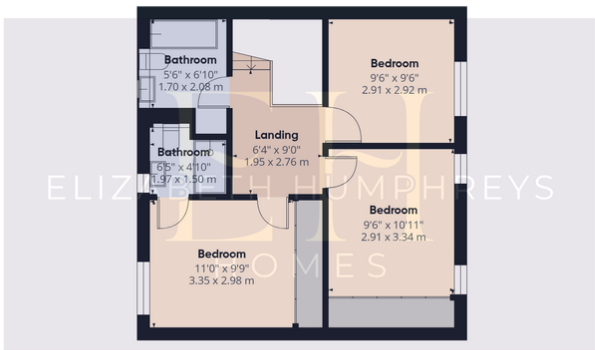


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		94
(81-91) B		
(69-80) C	83	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC		

Environmental (CO ₂) Impact Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-100) A		95
(81-91) B		
(69-80) C	84	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales EU Directive 2002/91/EC		



Ground Floor



Floor 1



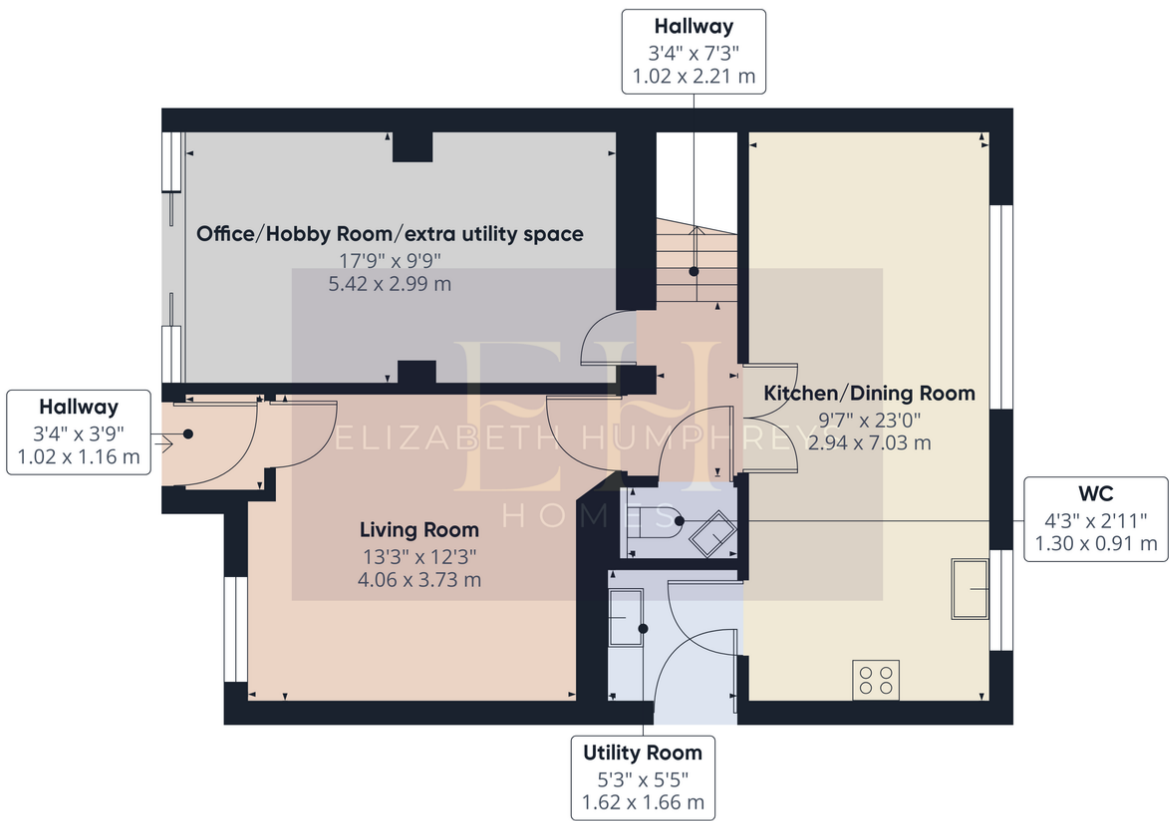
Approximate total area^m
1141 ft²
105.9 m²

(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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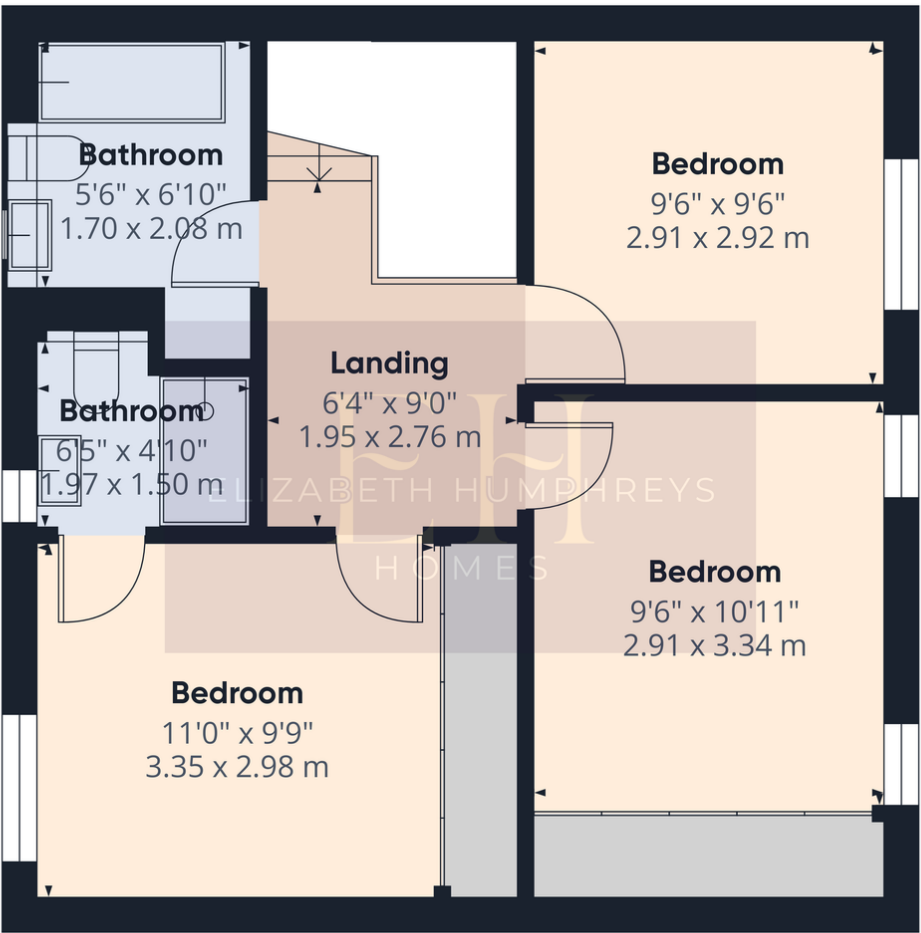
Ground Floor

Approximate total area⁽¹⁾
672 ft²
62.4 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⁾
469 ft²
43.5 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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