south fields, acklington, morpeth

Offers Over £575,000



Full Description

An Impressive Five-Bedroom Family Home with Generous Gardens and Countryside Views

Occupying a particularly appealing corner plot within a small, established development in the Northumberland village of Acklington, 10 Southfields is an impressive five-bedroom detached home offering beautifully proportioned accommodation, a substantial double garage and generous gardens wrapping around two sides of the property.

Acklington – Peaceful Village Living Close to the Northumberland Coast

Set amidst the beautiful rolling countryside of Northumberland, Acklington is an attractive and welcoming village offering a wonderful balance of peaceful rural living and easy access to the coast, countryside and nearby market towns.

With its traditional village character, surrounding farmland and relaxed pace of life, Acklington is particularly appealing to those looking for a quieter setting without feeling isolated. The village has a local primary school, parish church and the Railway Inn, while the surrounding countryside offers lovely opportunities for walking, cycling and enjoying the

outdoors.

One of Acklington's greatest attractions is its proximity to the spectacular Northumberland coastline. The historic village of Warkworth, with its magnificent castle, picturesque riverside setting and beautiful sandy beach, is just a short drive away. The bustling harbour town of Amble is equally accessible, offering an excellent choice of independent shops, cafés, restaurants, pubs and supermarkets, together with its popular marina and harbour village.

Further afield, Alnwick and Morpeth provide an even wider range of shopping, leisure and everyday amenities, while the nearby A1 offers convenient road connections north and south.

Acklington also has a railway station on the East Coast Main Line, although services are limited, with more extensive rail connections available from nearby Alnmouth.

For buyers seeking the charm and tranquillity of a Northumberland village, with beautiful beaches, historic attractions and thriving coastal communities close at hand, Acklington offers a particularly appealing place to call home.

Built approximately three and a half to four years ago, the property combines the comfort and efficiency of a contemporary home with the space and flexibility so often sought by growing families. With a spacious sitting room, generous kitchen and dining area, separate study, utility room and five first-floor bedrooms, the accommodation is exceptionally versatile.

Its position towards the corner of the development is another real attraction, with attractive rural views across neighbouring fields . The property also benefits from the balance of its original NHBC warranty, subject to confirmation.

An Attractive Corner Setting

Southfields is a small cul-de-sac development just off the main road through Acklington, and number 10 occupies a generous plot tucked into one corner.

A block-paved driveway provides off-street parking for approximately four vehicles, leading to a substantial double garage with an electrically operated up-and-over door.

The gardens extend around the rear and side of the house, giving the property an appealing sense of space and providing several different areas for outdoor enjoyment.

UPVC double glazing, mains gas central heating and full-fibre broadband connectivity add to the everyday practicality of this modern home.

Welcoming Hallway and Versatile Study

A composite entrance door opens into a particularly welcoming and spacious hallway, with attractive LVT flooring extending throughout the

ground-floor accommodation.

The staircase rises from the hall, while a series of internal doors provides access to the principal living spaces.

Immediately to the right is a versatile additional room, currently used as a home office. Its proportions would also accommodate a single bed, making it equally suitable as a snug, music room, occasional bedroom or playroom, depending on a purchaser's requirements.

There are also two useful storage cupboards, including a generous understairs store and a separate cloaks cupboard near the entrance, which houses the electrical consumer unit and broadband equipment.

The ground-floor cloakroom is particularly spacious, with a contemporary WC, pedestal wash basin and tiled splashback. Its generous dimensions may offer potential for conversion to a shower room, subject to feasibility and any necessary approvals, providing an interesting opportunity for those considering more flexible ground-floor accommodation.

A Beautifully Proportioned Sitting Room

Double doors from the hallway open into a generous, almost square sitting room, offering plenty of flexibility for the arrangement of sofas, occasional furniture and entertainment equipment.

To the rear, a wide expanse of glazing incorporates double French doors with glazed side panels, allowing natural light to fill the room and creating an attractive connection to the garden terrace.

Further double doors lead through to the kitchen and dining room, allowing the two spaces to be enjoyed independently or opened up for entertaining.

The Heart of the Home

The kitchen/dining room is a particularly impressive space, with generous proportions, excellent natural light and ample room for family life.

The dining area comfortably accommodates a six-seater table, with a further set of glazed doors opening directly onto the rear garden.

The kitchen is arranged in a practical U-shaped layout, with attractive Shaker-style cabinetry in a soft French Blue tone, complemented by wood-effect detailing and matching laminate worktops with upstands.

Rather than traditional wall cupboards, the design makes excellent use of low-level cabinets, drawers and integrated storage, creating a light, open feel.

A central section of worktop forms an informal breakfast bar, providing a lovely place for conversation while meals are being prepared.

Appliances include an AEG double oven, AEG induction hob with chimney-style extractor and integrated dishwasher, together with a 70/30 split fridge freezer.

A stainless-steel one-and-a-half-bowl sink sits beneath the window, while additional windows enjoy views across the garden, towards an attractive neighbouring barn conversion and out over the surrounding countryside.

The combination of generous dining space, excellent storage and garden access makes this a wonderfully sociable room.

Utility Room and Double Garage

A separate utility room continues the same cabinetry and finishes as the kitchen, providing additional worktop and storage space, a stainless-steel sink and plumbing for a washing machine or washer-dryer.

The gas boiler is neatly housed within one of the wall cupboards.

The substantial double garage is accessed internally and also benefits from an external door to the side garden.

With an electrically operated garage door, additional wall-mounted storage and ample space for further appliances or household equipment, it offers excellent practicality beyond vehicle accommodation.

The property's unvented hot water cylinder is also housed here.

Five First-Floor Bedrooms

A plush carpeted staircase rises to a spacious U-shaped landing, from which the five bedrooms and family bathroom are accessed.

The first floor is notable for its generous ceiling heights and well-proportioned rooms, giving the accommodation an especially spacious feel.

Principal Bedroom Suite

Positioned above the double garage, the principal bedroom is a particularly impressive room, comfortably accommodating a super-king-size bed alongside additional furniture.

A dormer-style window and two rooflights bring natural light into the space, while fitted eaves storage provides useful hanging and storage facilities.

There is also excellent potential to introduce further fitted wardrobes along one side of the room if desired.

The generous en-suite shower room is finished in attractive neutral stone-effect tiling, with half-height tiling around the room and full-height tiling within the shower area.

A spacious double shower enclosure, pedestal wash basin, contemporary WC and chrome heated towel radiator complete the suite, while further fitted eaves storage is a useful additional feature.

Bedroom Two

The second bedroom is a well-proportioned room with an attractive, slightly unusual shape and a large window overlooking the rear garden.

Currently arranged as a single bedroom, it comfortably offers the proportions for a double bed and accompanying furniture.

Bedrooms Three and Four

Two further generous double bedrooms overlook the rear garden and are linked by a particularly useful Jack-and-Jill shower room.

One currently accommodates a substantial four-poster bed, demonstrating the excellent proportions of the space, while the adjoining bedroom also comfortably accommodates a double bed and storage furniture.

The shared shower room is finished in coordinating neutral tiling, with a double-width shower enclosure, sliding glazed door, pedestal wash basin, WC, heated towel radiator and privacy-glazed window.

This arrangement offers considerable flexibility for family members or visiting guests.

Bedroom Five

The fifth bedroom overlooks the front of the property and is currently used as a combined home office and music room.

A generous single bedroom, it would also make an excellent nursery, dressing room or dedicated workspace.

All five bedrooms benefit from carpeting.

Family Bathroom

The family bathroom continues the attractive contemporary styling found throughout the property.

It features a full-size bath, separate generous shower enclosure with glazed screen, pedestal wash basin and close-coupled WC.

Neutral stone-effect tiling, LVT flooring, recessed ceiling spotlights and a chrome heated towel radiator provide a smart finish, while a privacy-glazed window brings natural light into the room.

With a principal en-suite, Jack-and-Jill shower room and separate family bathroom, the first-floor layout is particularly well suited to busy family life.

Generous Gardens and Rural Outlook

The gardens are a wonderful feature of Southfields, wrapping around the rear and side of the property and providing an excellent balance of lawn, paved terraces and established planting.

Immediately outside the house is a paved seating area, ideal for outdoor dining and entertaining.

Beyond this, the garden opens onto an extensive lawn, with pathways leading through the grounds to further seating areas.

One particularly attractive spot features a pergola-covered terrace, providing a lovely setting for garden furniture and summer barbecues.

Mature trees introduce character and natural shade, with another informal seating area positioned beneath one of the trees.

A pathway leads towards a rear gate, where steps provide access to a lane beyond the development.

The garden continues around the side of the house, with further lawn, paved areas and a useful storage shed.

The outlook here is especially appealing, with open agricultural land extending beyond the property.

With its generous proportions, variety of seating areas and pleasantly private feel, the garden is ideally suited to both family enjoyment and entertaining.

A Home Designed for Family Life

Southfields offers an excellent combination of generous accommodation, modern convenience and attractive rural surroundings.

The spacious ground-floor rooms, five flexible bedrooms, three first-floor bath and shower rooms, substantial double garage and extensive outside space make this a particularly appealing home for larger families or those seeking additional room for home working and visiting guests.

Its position within a small development, together with its countryside outlook and excellent parking, adds further appeal.

With full-fibre broadband, mains services and the remaining balance of its original NHBC warranty, this is a modern family home offering space, flexibility and a lovely Northumberland village setting.

Tenure: Freehold
Council Tax Band: F £3658.81
EPC: B

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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

- Impressive five-bedroom detached family home on a generous corner plot
- Small cul-de-sac development in the Northumberland village of Acklington
- Approximately three-and-a-half to four years old, with remaining NHBC warranty subject to confirmation
- Block-paved driveway with parking for approximately four vehicles
- Substantial double garage with electric door, internal access and additional storage
- Spacious sitting room with French doors opening onto the garden
- Generous Shaker-style kitchen/dining room with AEG appliances and separate utility room
- Versatile ground-floor study, spacious cloakroom and excellent storage
- Principal en-suite, Jack-and-Jill shower room and separate family bathroom
- Extensive wraparound gardens with terraces, pergola seating and countryside views

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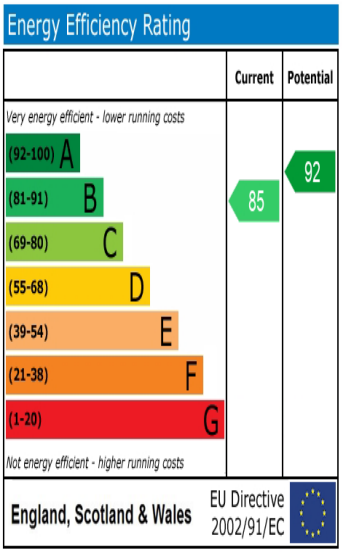












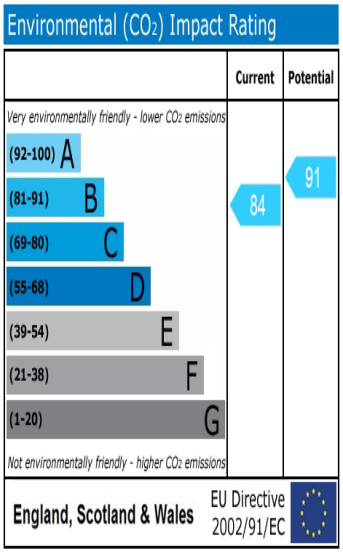
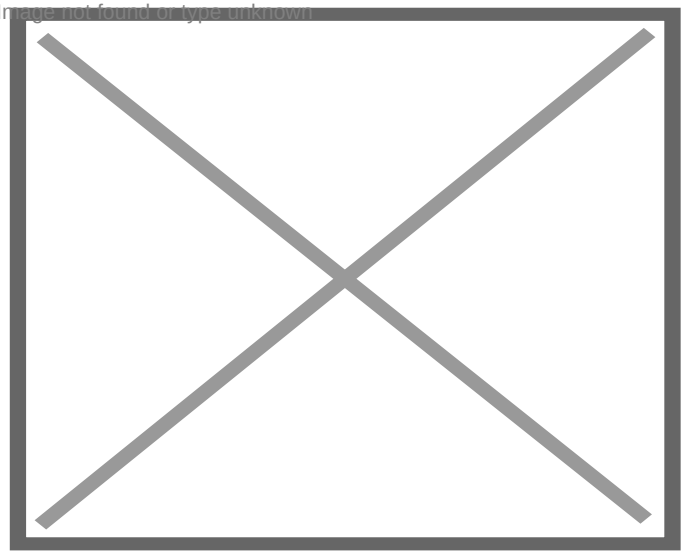
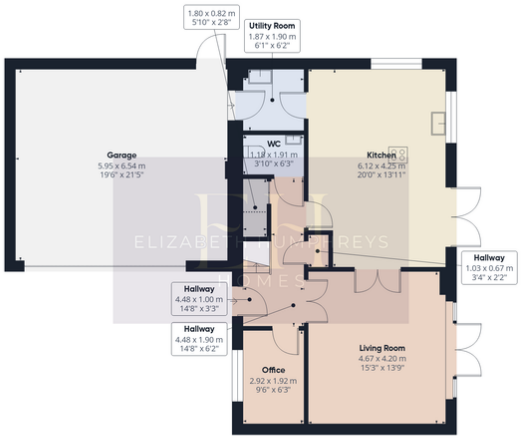
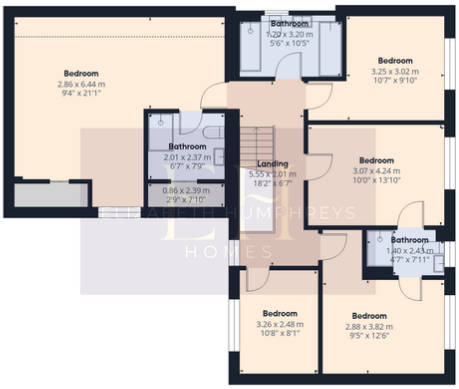


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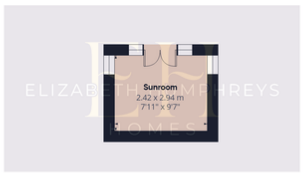




Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area(1)

213.2 m²

2297 ft²

Reduced headroom

7.9 m²

85 ft²

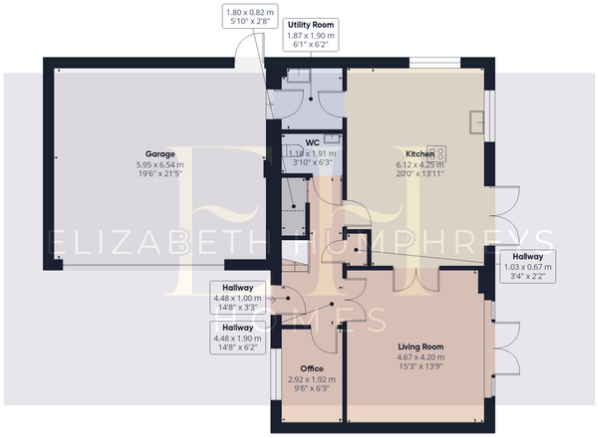
(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m/5 ft

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





Floor 1 Building 1

Approximate total area(1)

206 m²

2219 ft²

Reduced headroom

7.9 m²

85 ft²

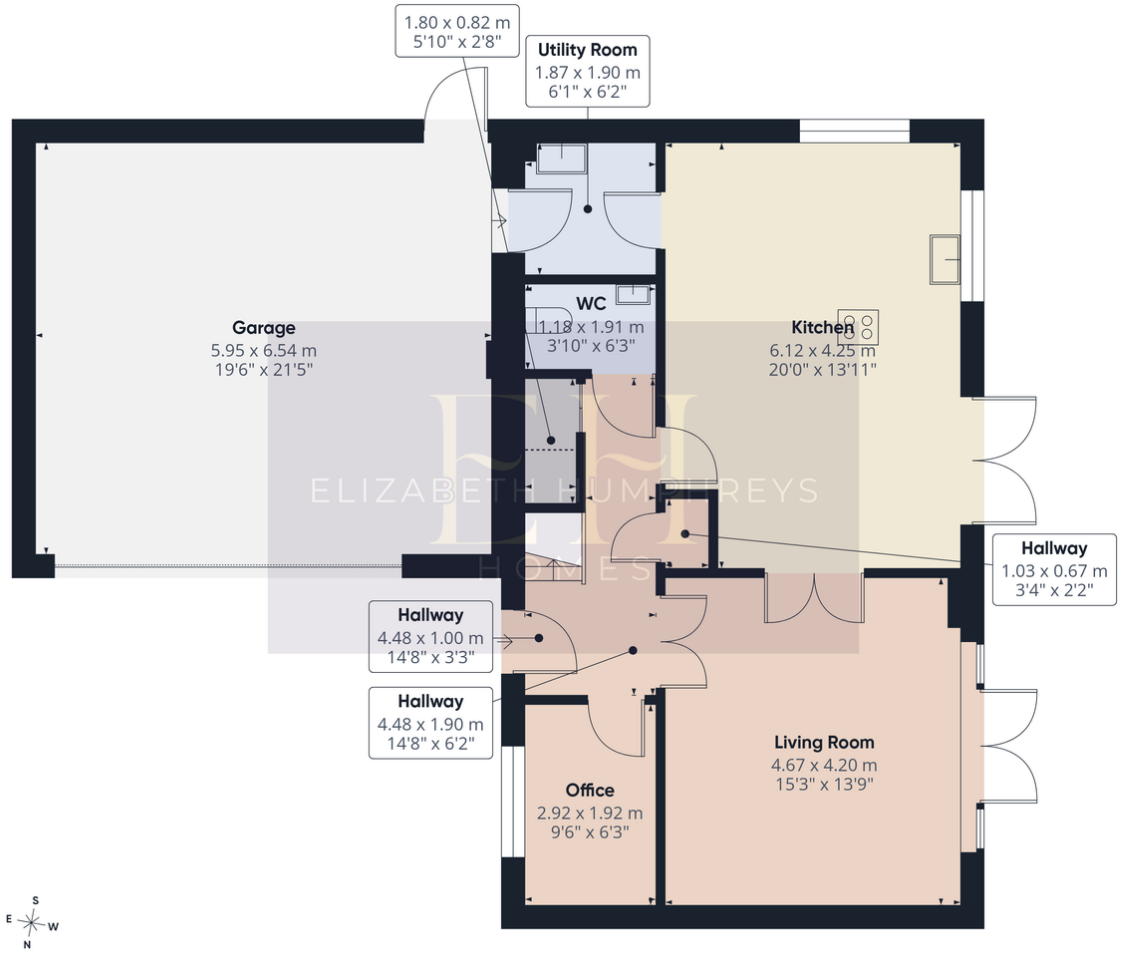
(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m/5 ft

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Ground Floor Building 1

Approximate total area(1)

106.5 m²
1147 ft²

Reduced headroom

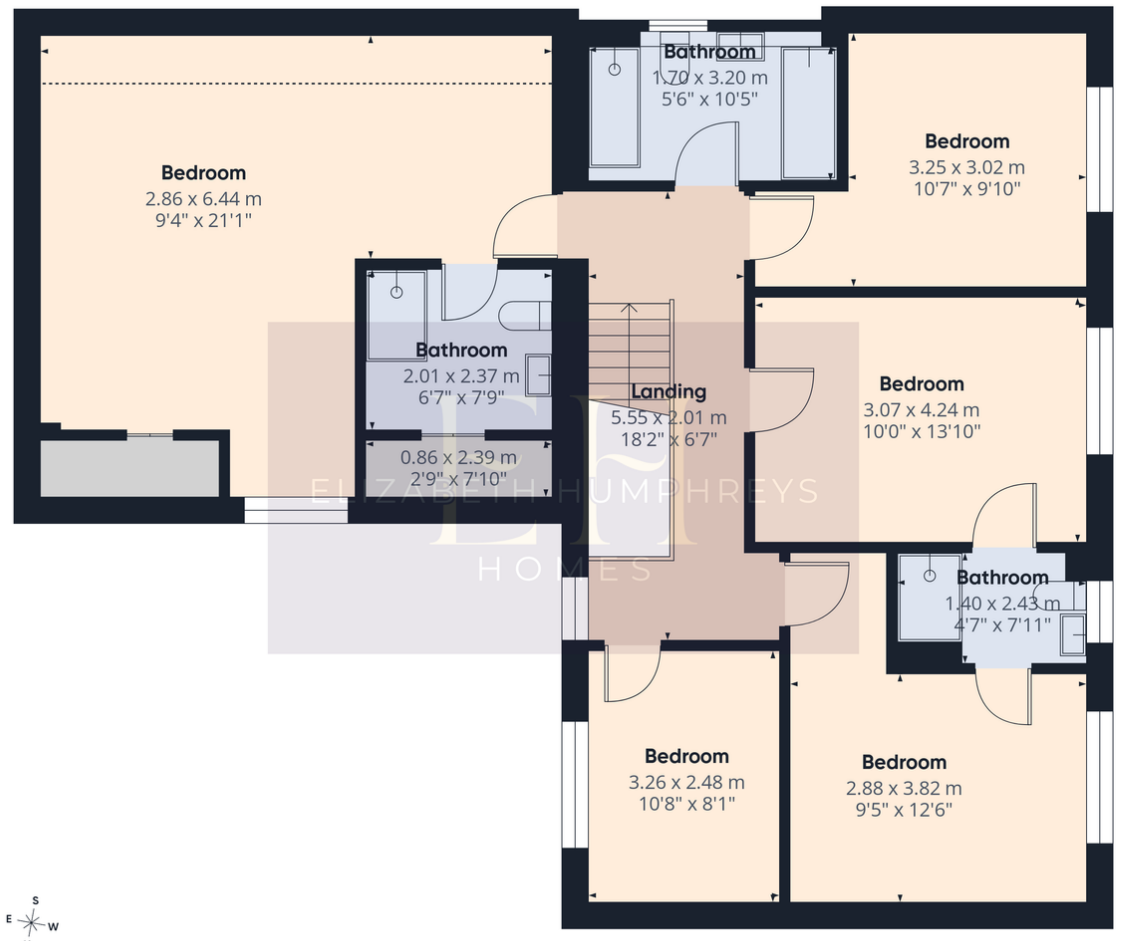
0.6 m²
7 ft²

(1) Excluding balconies and terraces

Reduced headroom
Below 1.5 m/5 ft

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Floor 1 Building 1

Approximate total area(1)

99.5 m²
1072 ft²

Reduced headroom

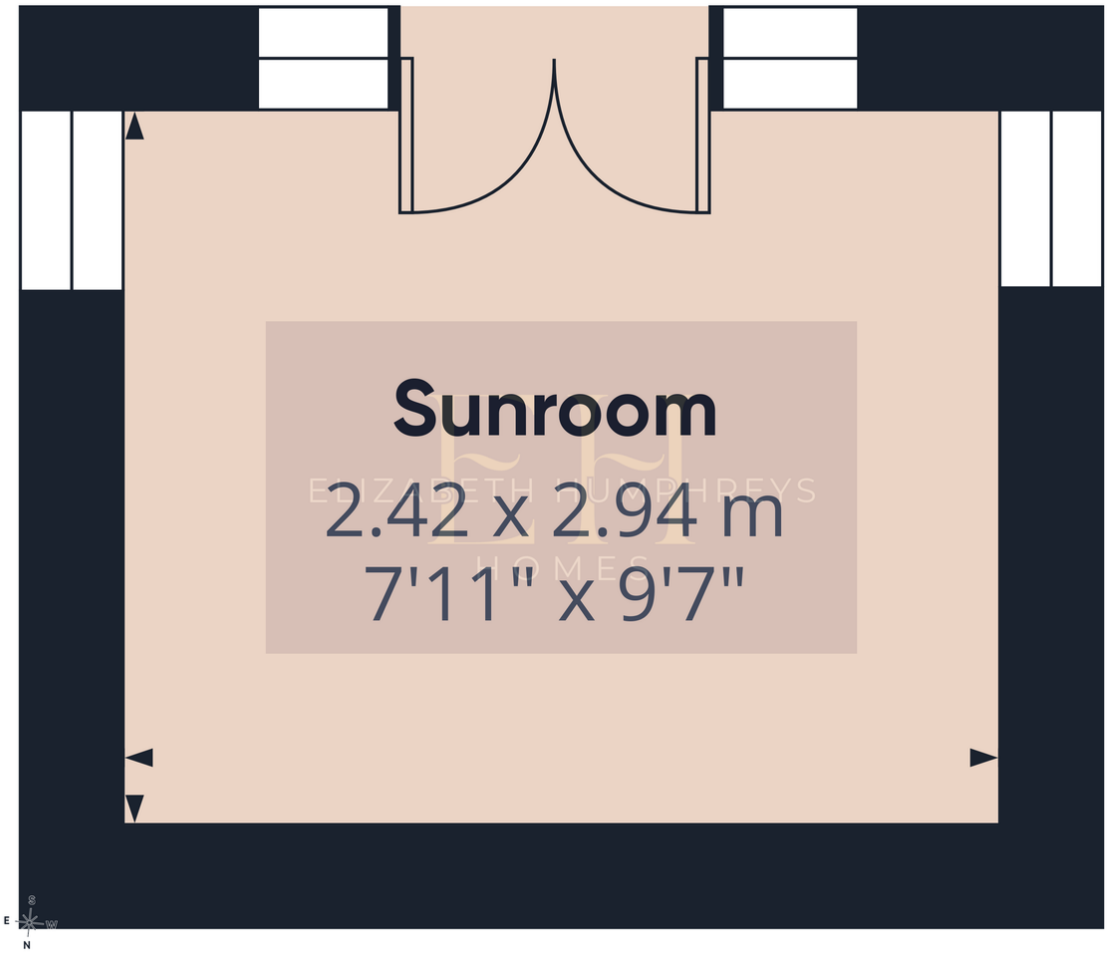
7.2 m²
78 ft²

(1) Excluding balconies and terraces

Reduced headroom
Below 1.5 m/5 ft

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)

7.2 m²

78 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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