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WARDLE CLOSE, FELTON, NE65

Offers Over £260,000

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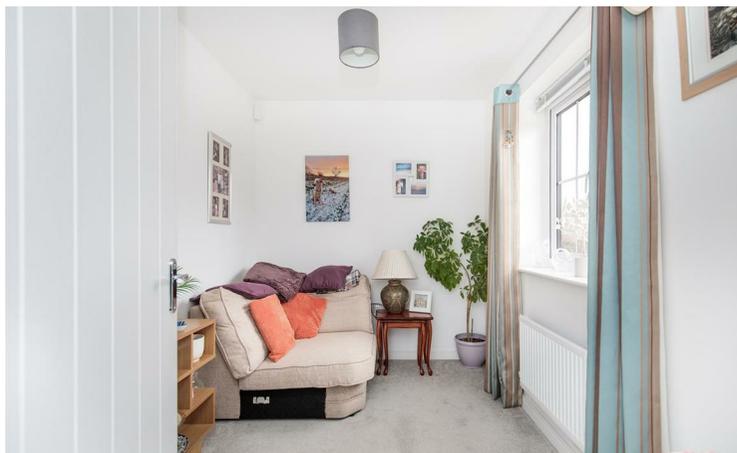
Well-presented two-bedroom, extended, semi-detached bungalow situated on Wardle Close in Felton, Morpeth.

The property is arranged over a single level and offers well-balanced accommodation, including an extended lounge/garden room with dual aspect windows, a Velux skylight, and bi-fold doors opening onto the rear garden. There is a kitchen/dining room, along with two well-proportioned bedrooms served by a modern shower room. Externally, the property benefits from an enclosed rear garden and driveway parking to the front.

Located within the village of Felton, the property enjoys convenient access to a range of local amenities including shops, a café, and everyday services. The area is well placed for access to nearby towns such as Morpeth and Alnwick, while road links provide straightforward connections to surrounding areas.

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The internal accommodation comprises: an entrance hall providing access to the main areas of the property. To the rear is an impressive lounge/garden room, a spacious and bright living area benefiting from dual aspect windows, a Velux skylight, and bi-fold doors opening out onto the rear garden, creating a seamless connection between indoor and outdoor space. The room also features a fireplace, adding a focal point to the space.

Also accessed from the hallway is a kitchen/dining room, fitted with a range of modern wall and base units and integrated appliances including an oven, hob, and extractor, along with space for additional appliances. The room offers ample space for dining and benefits from a front aspect window allowing for natural light.

The property further offers two well-proportioned bedrooms, served by a modern shower room comprising a walk-in shower, WC, and wash hand basin.

Externally, the property benefits from an enclosed rear garden featuring both lawned and paved areas, providing space for outdoor seating, while to the front there is a driveway offering off-street parking adjacent to a pathway leading up to the front door.



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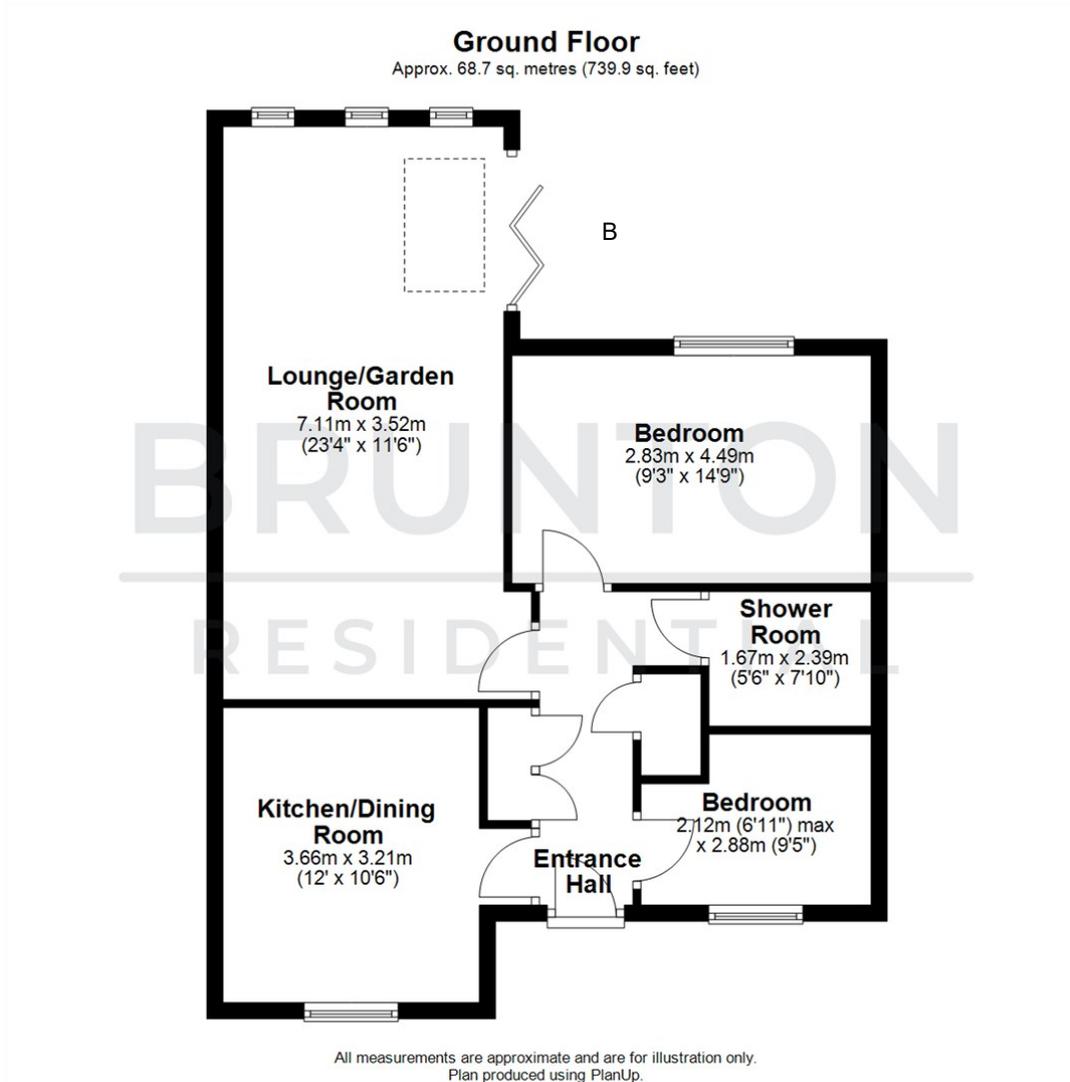
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TENURE : Freehold

LOCAL AUTHORITY : Northumberland CC

COUNCIL TAX BAND : B

EPC RATING : B



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			97
(81-91) B		83	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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