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Exceeding Expectations



FOR SALE

West Moor Farm Cottages

FELTON, MORPETH, NE65 9QE

OFFERS OVER

£325,000

3 BEDROOMS · 1 BATHROOMS · 2 RECEPTIONS

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THE PROPERTY

West Moor Farm Cottages, Felton

OFFERS OVER £325,000 · FREEHOLD

Signature North East are delighted to welcome to the market this attractive three-bedroom semi-detached bungalow, ideally positioned within the peaceful and private setting of West Moor Farm Cottages, Felton, Morpeth. Surrounded by the beautiful Northumberland countryside, the property enjoys an enviable rural location whilst remaining exceptionally well connected. Felton is close by, with local amenities and eateries, whilst the A1 provides excellent access towards Morpeth, Alnwick, Newcastle and the wider North East. Amble, Druridge Bay, Burgham Park Golf Club and Northumberland Zoo are also within easy reach, offering a fantastic range of leisure and lifestyle opportunities.

Property benefits from no chain.

Entering through the central hallway, you are welcomed into the living room via elegant double doors. Offering ample space for a range of furnishings, the room benefits from a charming fireplace and large window allowing an abundance of natural light. Continuing through to the kitchen/diner, you will find a range of wall and base units, generous worktop space and room for a dining table. Sliding doors provide direct access to the rear garden, whilst a useful utility room is also accessed from the kitchen. The kitchen further benefits from integrated appliances, including a double oven and hob.

The accommodation continues with three bedrooms. Bedroom one is exceptionally spacious and comfortably accommodates a king-size bed alongside additional furnishings, whilst bedroom two also offers ample space for a king-size bed and further furniture. Bedroom three is well suited to a single bedroom, home office or dressing room, depending on the needs of the new owner. Completing the accommodation is the well-appointed bathroom, featuring a bathtub, separate shower cubicle, hand basin and WC.





KEY FEATURES

- Attractive three-bedroom semi-detached bungalow
- Peaceful rural setting with countryside views
- Spacious living room with feature fireplace
- Kitchen/diner with integrated appliances & utility room
- Generous gardens, patio areas & charming summerhouse
- Ample off-street parking, detached garage & excellent A1 access
- Property benefits from no chain

- Council Tax Band B
- EPC Rating C









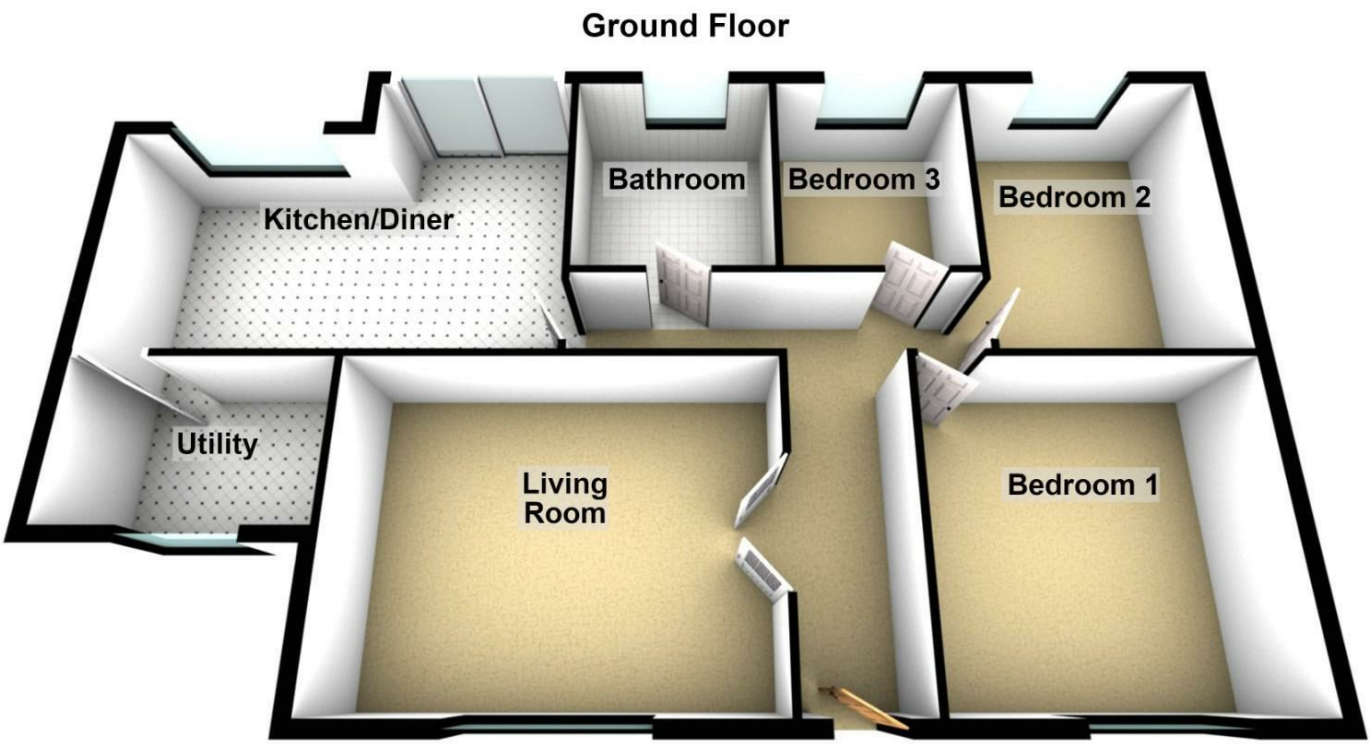


ACCOMMODATION

Room Dimensions

Living Room	4x 5.1 (13'1"x 16'8")	Bedroom Two	3.8 x 3 (12'5" x 9'10")
Kitchen / Diner	4 x 5.7 (13'1" x 18'8")	Bedroom Three	2.7 x 2.4 (8'10" x 7'10")
Utility Room	2.00 x 2.90 (6'6" x 9'6")	Bathroom	2.7 x 2.5 (8'10" x 8'2")
Bedroom One	4 x 4 (13'1" x 13'1")		

FLOOR PLAN



Total area: approx. 98.7 sq. metres (1061.9 sq. feet)

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