

# Bertram Court, Felton, Morpeth, Northumberland

OIRO £325,000



## Full Description

A perfectly located and beautifully presented family home with a pleasant, green and leafy vista enjoyed from many of the principle living spaces. Elizabeth Humphreys Homes are delighted to welcome to the market this fabulous 3 bedroomed detached property located in the Northumberland village of Felton. The property benefits from generous driveway parking, uPVC windows and a composite front door, an integral garage, gas central heating, super-fast fibre connection useful for the home workers and busy family and all the other usual mains connections. This well designed, 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 serve some of Northumberland finest produce including artisan breads, pies and cakes. There is also a village shop, post office, art gallery, hair dressers and doctors surgery. 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. There are excellent transport links between the major market towns of Alnwick and Morpeth.

A grassed front garden with paving leads to the front door which is covered by an attractive portico. The front door opens into a neutrally decorated internal porch area with a further door providing access into the lounge.

Enjoying a green and leafy aspect to the front, the lounge is an inviting and comfortable room in which you can relax with family and friends. A door leads off into the central hallway with stairs ascending to the first floor and a pair of doors open to the kitchen-diner. The space has been finished with quality LVT flooring which continues throughout most of the ground floor creating a seamless transition between the different spaces. The visitors' WC is conveniently located and negates the needs to continually frequent the upstairs facilities. The suite comprises a concealed cistern Roca toilet with a push button and a corner wash hand basin. The space has been tiled to half height which creates a sleek and stylish look.

Entered via a pair of quality white doors, the kitchen-diner offers a good number of wall and base units with a white shaker style door with attractive antique-brass look handles complemented by a stone-look work surface. In terms of fitted equipment, there is an integrated fridge/freezer, an under-bench Zanussi electric oven, a four burner Zanussi gas hob beneath a chimney style extractor fan, a bowl and a half stainless steel sink and a full-size integrated dishwasher. The current owners have created a cupboard/pantry beneath the stairs which is beneficial. There is plenty of space to sit and dine in addition to relaxing on a sofa. A window overlooks the rear garden, with trees beyond, views of which can be enjoyed from the kitchen there is further storage and additional seating if required. A pair of French doors open out onto a patio within the rear garden creating free flow of movement between indoor and outdoor living which is ideal for al fresco dining. Natural light is enhanced by ceiling spotlights.

A door leads from the kitchen end of the room into a utility which offers further units matching those of the kitchen. There is a single bowl stainless steel sink, an integrated washing machine and the gas boiler is housed in a cupboard for ease of access. A composite door provides external access.

Taking the stairs to the first floor, the spacious landing opens out to three bedrooms and two bathrooms. Loft access is available.

The primary bedroom is a large double room offering plenty of space for a variety of furniture. Natural light is enhanced by ceiling spotlights to one side and a central light fitting. With a view over the trees, this room is beautifully restful.

The en-suite, with LVT flooring, comprises a double sized slimline shower cubicle with a sliding glass door, a close coupled toilet with a push button, a pedestal wash hand basin and a chrome heated towel rail. A window allows for natural light with further lighting by way of ceiling spotlights.

Bedroom 2 is a good-sized double room with two windows overlooking the rear of the property. Allowing flexibility in arrangement of furniture, this pleasant room is another relaxing space.

Bedroom 3 is a further spacious double with one window taking advantage of the views to the rear.



With dark coloured slate effect LVT flooring and attractive tiling, the family bathroom comprises a bath with a waterfall shower head and a separate shower head over behind a glass shower screen, an extractor fan, a close coupled toilet with a push button and a pedestal wash hand basin. A chrome heated towel rail ensures added comfort. The bathroom features a deep tiled space behind the sink towards the window which can usefully house further bathroom items or decorations if you so wished. Ceiling spotlights add to the brightness.

Externally, the rear garden is a pleasant outside space with stepping stones leading through the lawn to a raised decked area at the foot of the garden which benefits from pre-laid trunking to enable the installation of electricity to this point should you so wish. The space is secure to allow children and family pets to play safely.

EPC: B  
Council Tax Band:  
Freehold

#### 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
- Garden
- Plenty of driveway parking
- Great private location on the estate
- Utility room
- Ensuite
- Walk to shops etc
- Walk to buses
- This pretty home is waiting for you!!
- I love the woodland views from most windows.

## Contact Us

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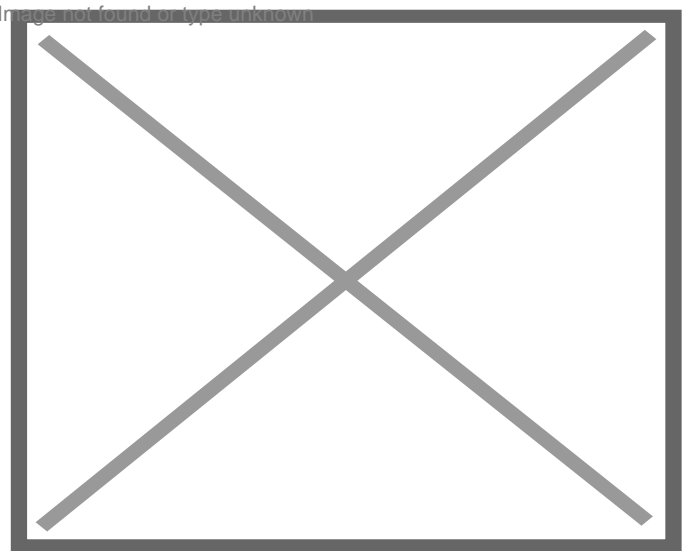




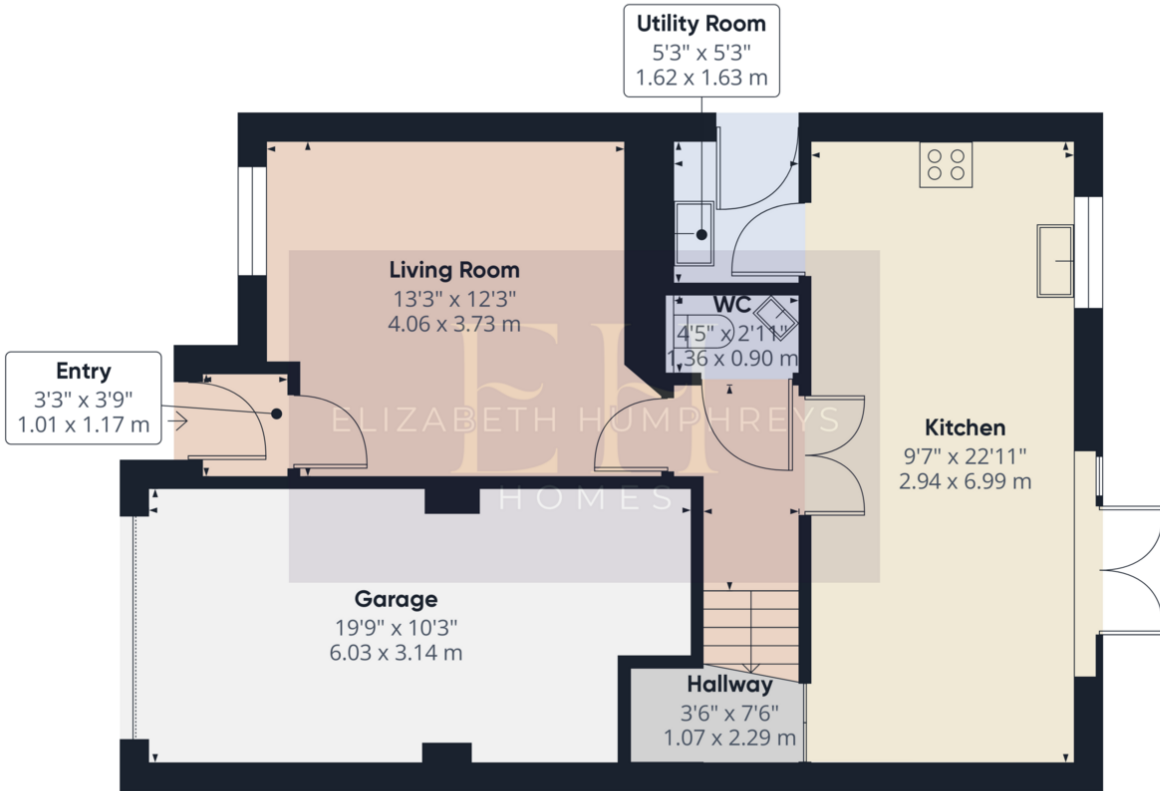


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			94
(81-91) B		83	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental (CO <sub>2</sub> ) Impact Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-100) A			95
(81-91) B		85	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England, Scotland & Wales		EU Directive 2002/91/EC	







Approximate total area<sup>®</sup>  
702.77 ft<sup>2</sup>  
65.29 m<sup>2</sup>

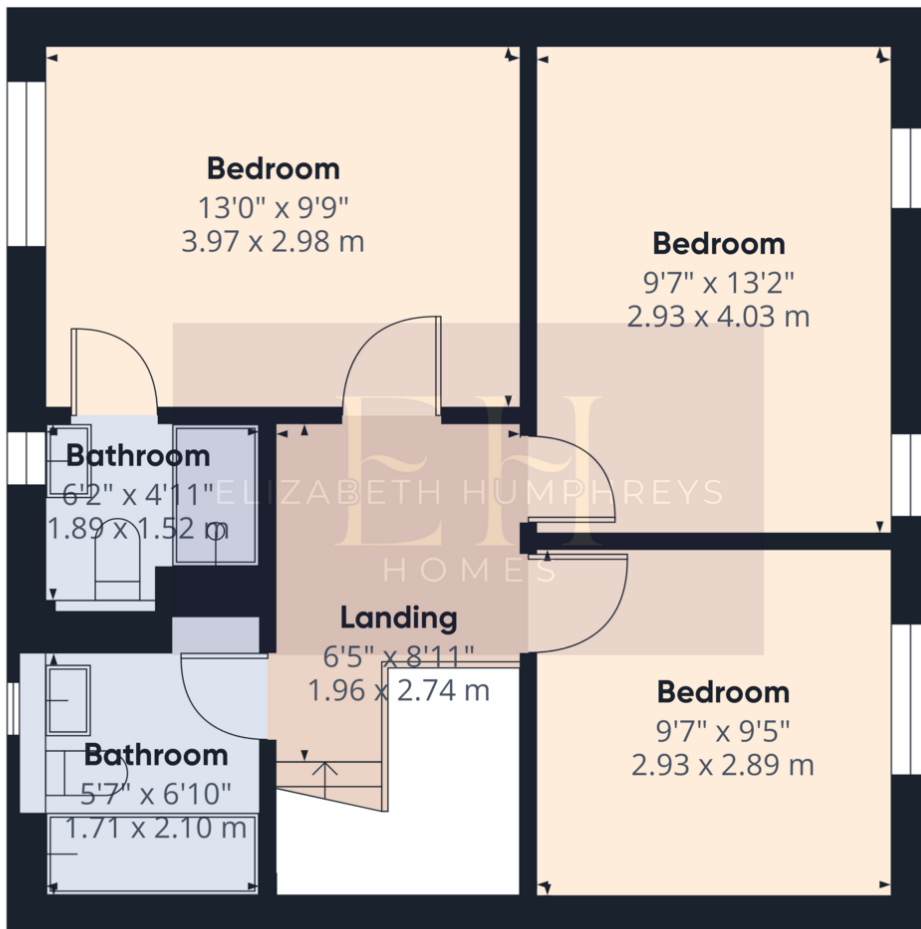
(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

Ground Floor



Approximate total area<sup>®</sup>  
462.42 ft<sup>2</sup>  
42.96 m<sup>2</sup>

(1) Excluding balconies and terraces

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Floor 1