

# BRUNTON

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## RESIDENTIAL



**WARDLE CLOSE, FELTON, MORPETH, NE65**

**Asking Price £171,500**



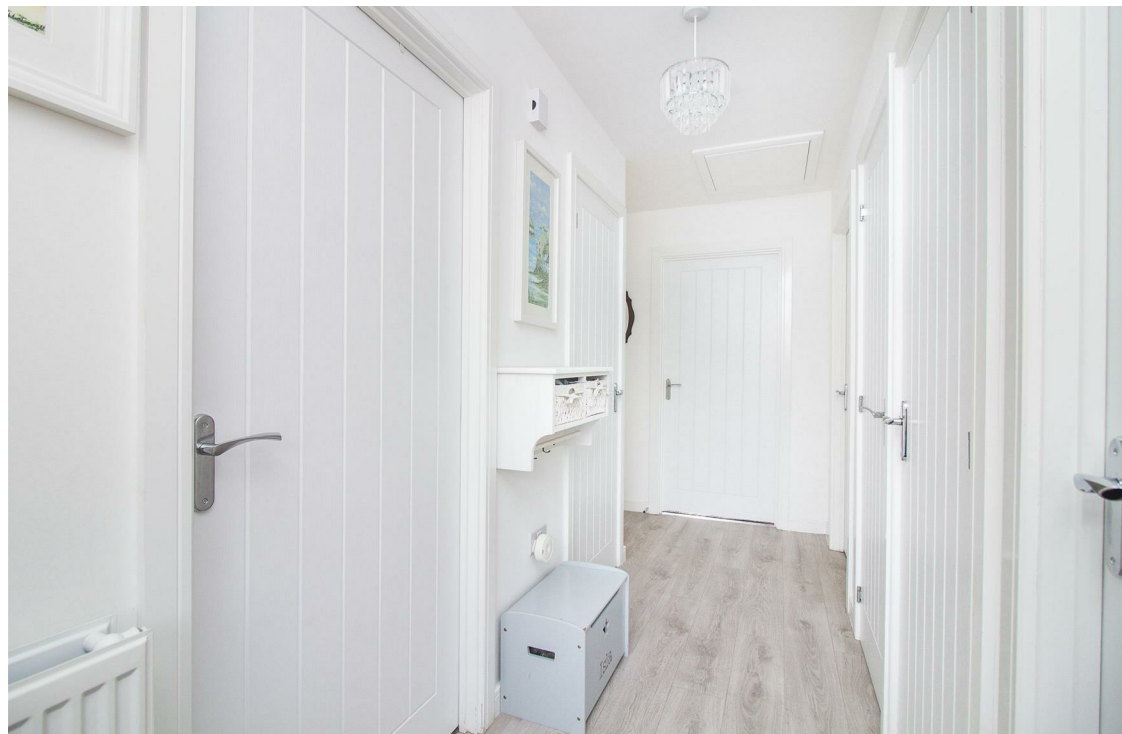
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Modern Semi-Detached Bungalow with Two Bedrooms, Kitchen/Diner, Countryside Views, Private Garden & Allocated Parking in a Quiet Cul-de-Sac Location.

Positioned within a peaceful cul-de-sac in the sought-after village of Felton, this well-presented two-bedroom semi-detached bungalow was built by Bellway Homes in 2019 and forms part of a Section 106 affordable housing scheme. Under this the property is required to be marketed at 70% of open market value in perpetuity. Full details of how the scheme operates are provided in the link noted at the end of these particulars

The home offers a well-equipped kitchen/diner, a modern shower room, and a bright rear living space that opens onto a private garden with open countryside views. Additional benefits include allocated parking for two vehicles and excellent built-in storage.

Felton is a popular Northumberland village offering a strong community feel, local amenities, and convenient access to surrounding towns and transport links.



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The internal accommodation briefly comprises: Entrance hallway with wood-effect flooring and access to useful storage cupboards. To the right, there is a well-proportioned kitchen/diner with a front aspect window, fitted with a range of wall and base units, integrated fridge/freezer, oven, hob with extractor fan, and housing for the combi boiler. There is also space for a dishwasher and washing machine, along with ample room for a generously sized dining area.

Further along the hallway is a modern shower room with fully tiled walls and a large, easy-access walk-in mains-powered shower cubicle. To the rear of the property is a bright and comfortable living room, featuring patio doors that open onto the rear garden and enjoy far-reaching countryside views.

There are two bedrooms—one double to the rear, benefitting from the same open outlook, and a single bedroom to the front of the home.

Externally, the property is situated within a quiet cul-de-sac in the popular village of Felton and includes two allocated parking bays directly in front of the property.

<https://beta.northumberland.gov.uk/housing/affordable-housing/buying-and-selling-affordable-home#buying-a-discounted-market-value-home>





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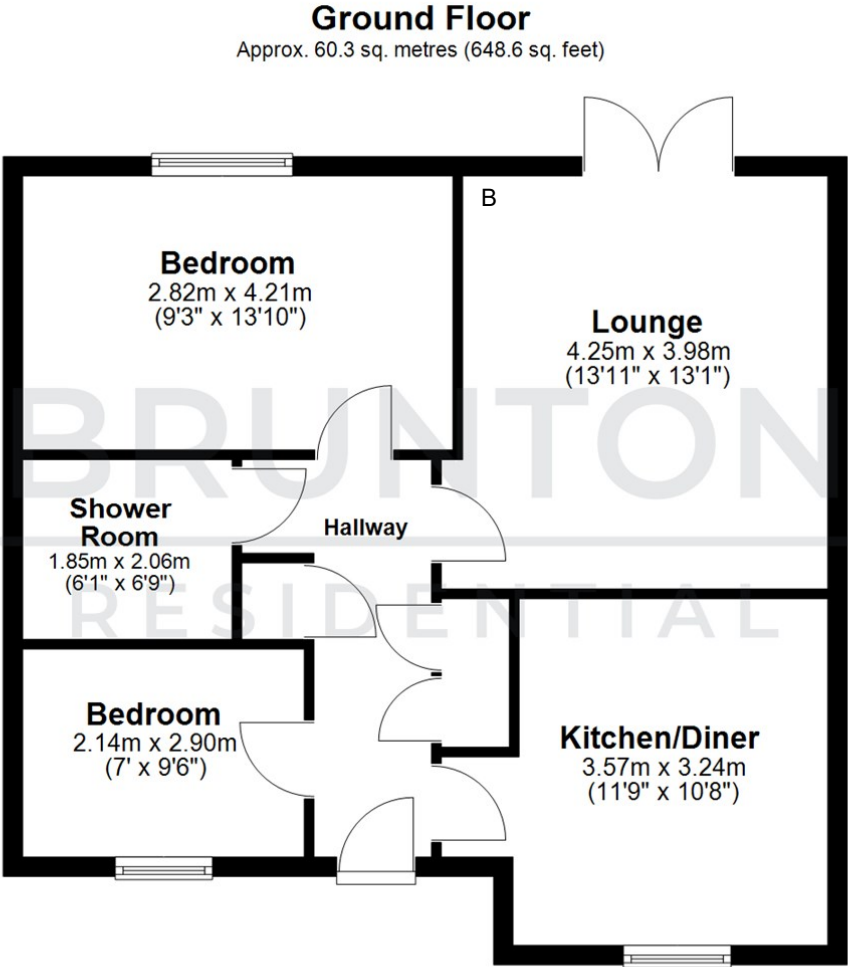
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TENURE : Freehold

LOCAL AUTHORITY : Northumberland CC

COUNCIL TAX BAND : B

EPC RATING : B



All measurements are approximate and are for illustration only.  
Plan produced using PlanUp.



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

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