



**3 bed detached house to buy in**  
Bertram Court, Felton, Northumberland,  
NE65 9DW

**£310,000** Offers Over

 x 3  x 2  x 1

Tenure  
**Freehold**

Garage parking

Garden

**Property features**

- ✓ No Upper Chain
- ✓ Detached Family Home
- ✓ Enclosed Garden
- ✓ Detached Garage and Double Driveway
- ✓ EPC Rating B

## Key Information

- ✓ Council Tax: Band D
- ✓ EPC Rating: B
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: FTTP (fibre to the premises)
- ✓ Mobile signal: Good

## Description

Detached Family Home | Detached Garage and Double Driveway | Enclosed Garden | Sought-after village location | No Upper Chain

Pattinson Estate Agents welcome to the market this Stunning three bedroom detached property within the desirable Northumberland village of Felton. The property is offered with no upper chain.

The property on offer briefly comprises; Entrance Hallway leading to Living Room, Kitchen Diner, Utility Room, Downstairs W/C, Stairs leading to the first floor leading to 2 Double Bedrooms - one with en suite, a further Single Bedroom and Family Bathroom. Externally there is an enclosed garden and a Detached Garage with Driveway parking for multiple vehicles. The property benefits from UPVC double glazing and gas central heating.

The village of Felton offers a range of local amenities including shop, post office, two public houses, The Running Fox artisan baker/tea shop, first school, doctors' surgery and historic Church.

The River Coquet winds through the heart of the village which is superb for riverside walks. Felton has good access to the A1 which provides road links to a wider range of leisure and shopping facilities within the market town of Alnwick only 9 miles away and the charming market town of Morpeth 11 miles. The beautiful Northumberland beaches are approximately 8 miles away.

A superb, move-in-ready family home in a desirable village setting — early viewing is strongly recommended.

To arrange your viewing contact the Alnwick branch on 01665 639110 or [alnwick@pattinson.co.uk](mailto:alnwick@pattinson.co.uk)

Council Tax Band: D

Tenure: Freehold

Price: Offers Over £310,000

Property Type: Detached House

USPs: Garden

Parking: Garage, Driveway, Driveway & Garage

Construction materials: Brick and block

Roofing type: Slate tiles

Heating: Gas

Electric: National Grid

Water: Direct mains water

Water meter: Yes

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: FTTP (fibre to the premises)

Mobile signal coverage: Good

## Front External



## Entrance Hallway

Leading to Living Room, Kitchen/Diner, Downstairs W/C, stairs leading to First Floor.

## Living Room

5.16m x 3.04m (16'11" x 9'11")

A bright and spacious reception room, tastefully presented in neutral tones and enjoying excellent natural light from the 2 large windows.



## Kitchen/Diner

5.17m x 2.98m (16'11" x 9'9")

An impressive open-plan space. The kitchen is fitted with a modern range of wall and base units with complementary work surfaces, integrated appliances and a central island with gas hob and feature extractor. The dining areas provides a space for everyday living, with French doors opening onto the rear garden, allowing plenty of natural light and seamless access outdoors.



## Utility Room

1.89m x 1.43m (6'2" x 4'8")

A practical and well-designed utility room offering additional storage and space for laundry appliances, with work surface and access to the rear of the property. There is also an under stairs cupboard for additional storage.



## Downstairs W/C

Fitted with a modern white suite comprising a low-level WC and wash hand basin, finished with contemporary tiling.



## First Floor Landing

Leading to 3 bedrooms and family bathroom. There is also a storage cupboard adjacent to the bathroom.

### Bedroom 1

4.08m x 3.17m (13'4" x 10'4")

A well-proportioned and stylish main bedroom situated to the front elevation with ample space for bedroom furniture. There is also an en suite shower room.



### En Suite

1.98m x 1.35m (6'5" x 4'5")

A contemporary en-suite fitted with a walk-in shower enclosure, wash hand basin and low-level WC, finished with modern tiling and fittings.



### Bedroom 2

3.05m x 2.70m (10'0" x 8'10")

A comfortable double bedroom to the front elevation with fitted units providing ample storage.



### Bedroom 3

2.33m x 2.09m (7'7" x 6'10")

A versatile third bedroom, ideal for use as a child's room, guest bedroom or home office, enjoying natural light and a neutral finish.



### Family Bathroom

2.22m x 1.65m (7'3" x 5'4")

A modern family bathroom fitted with a white suite comprising a panelled bath, wash hand basin and low-level WC, complemented by tasteful wall tiling.



## Rear Garden

The property enjoys a private enclosed garden, laid mainly to lawn with paved patio areas, ideal for outdoor dining and family use



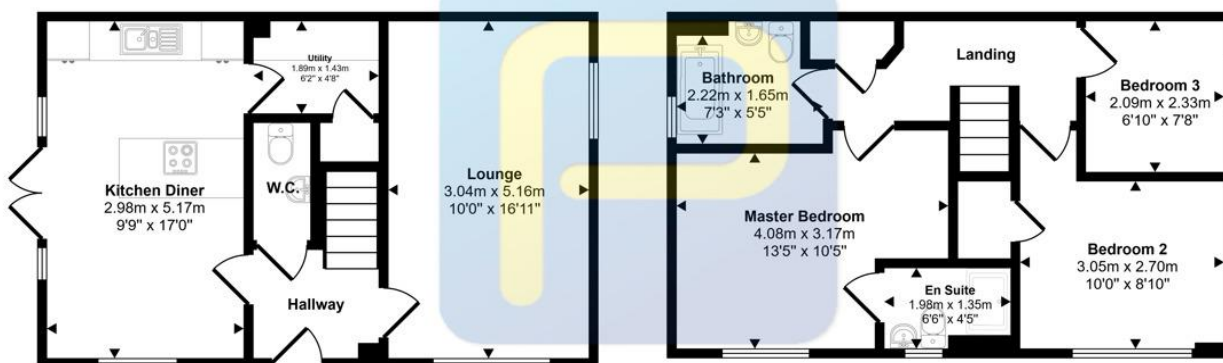
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## Garage & Driveway

Detached single garage with an adjoining driveway providing off-street parking.



Approx Gross Internal Area  
85 sq m / 919 sq ft



Ground Floor  
Approx 42 sq m / 456 sq ft

First Floor  
Approx 43 sq m / 463 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		95
(81-91) <b>B</b>	83	
(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>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

Bertram Court, Felton, Northumberland, NE65 9DW

Contact your local branch today for more information on this property:

**235 Church Street, Blackpool, Lancashire, FY1 3PB, <http://www.kenricksestateagents.co.uk/>**

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