



4 bed detached house to buy in

Yeavering Court, Belford,
Northumberland, NE70 7PD

£300,000 Starting Bid

 x 4  x 2  x 2

Tenure

Freehold

Property features

- ✓ Detached House
- ✓ Four Bedrooms
- ✓ Two Bathrooms
- ✓ Rear Garden
- ✓ EPC Rating B

Driveway & Garage parking

Garden

Key Information

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

Arrange a viewing

Darren Tynan
Branch Manager
Alnwick

01665 639110
alnwick@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

TO BE SOLD via ONLINE AUCTION. Fees apply.

Four Bedrooms | Detached House | Conservatory | Rear Garden | Open Fields to Rear | Driveway & Garage

Pattinson Estate Agents are delighted to welcome to the market this spacious and well-presented four-bedroom detached family home, pleasantly positioned in the charming village of Belford.

Offering generous and versatile living accommodation, the property benefits from an abundance of natural light throughout and provides an excellent layout ideally suited to modern family living.

The ground floor comprises a welcoming lounge, a well-appointed kitchen/dining area and a bright conservatory overlooking the rear garden, creating the perfect space for relaxing or entertaining. The fitted kitchen offers a range of integrated appliances, ample storage and generous worktop space. Two bedrooms are also located on the ground floor, providing flexible accommodation which could alternatively be utilised as a home office, playroom or additional reception space.

To the first floor are further well-proportioned bedrooms, including the principal bedroom with built-in wardrobes and the benefit of an en-suite. The accommodation is complemented by a family bathroom.

Externally, the property enjoys a well-maintained rear garden, providing an excellent space for outdoor entertaining, summer barbecues and family activities, with the added benefit of open fields beyond. Ample off-street parking is provided via a private driveway and integral garage.

Belford is a popular and charming village offering a range of local amenities, including shops, schools and convenient transport links, making this an excellent location for families and professionals alike.

Combining generous accommodation and an attractive setting, this superb detached home must be viewed to fully appreciate the space on offer.

Early viewing is highly recommended.

To arrange a viewing, please email Alnwick@pattinson.co.uk or call 01665 639110.

Council Tax Band: D

Tenure: Freehold

Price: Starting Bid £300,000

Property Type: Detached House

USPs: Garden

Parking: Driveway & Garage

Construction materials: Brick and block

Roofing type: Clay tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

Water meter: No

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: FTTC (fibre to the cabinet), FTTP (fibre to the premises)

Mobile signal coverage: Good

Front Elevation

An attractive and well-presented detached bungalow, with front garden laid mostly to lawn, with an attached garage with a roller-style door and a generous block-paved driveway providing convenient off-street parking.



Lounge

A bright and generously Lounge with window to front elevation. A feature fireplace with a cream surround provides an attractive focal point.



Downstairs WC

Fitted with a WC and pedestal wash basin with chrome fittings.



Kitchen / Diner

A bright and spacious fitted kitchen / Diner featuring cream Shaker-style cabinets complemented by warm wood-effect worktops and light wood-effect flooring. The kitchen offers generous storage and worktop space, with a sink positioned beneath a large window overlooking the garden, while integrated appliances include a double oven, microwave, hob and stainless-steel extractor hood.



Conservatory

A bright and spacious sunroom with an abundance of natural light provided by extensive windows overlooking the attractive rear garden.



Master Bedroom

Window to front elevation and access to En suite.



Master Bedroom En Suite

Features a bath with a wall-mounted shower above and a clear glass shower screen, WC and wash basin with chrome fittings complete the main suite. Natural light enters through a window to the side elevation.



Bedroom Two

Bedroom Three

Extensive range of fitted cupboards provides excellent storage along one wall. Two roof windows and window to side elevation allow plenty of natural light to enter.



Family Shower Room

Featuring a spacious glass-enclosed shower cubicle with an electric shower, alongside a pedestal wash basin with chrome fittings and a matching WC. Skylight window allows plenty of natural light to enter.



Bedroom Four

A combination of fitted cupboards provides ample storage, while two roof windows and an additional side window allow plenty of natural light to fill the space.

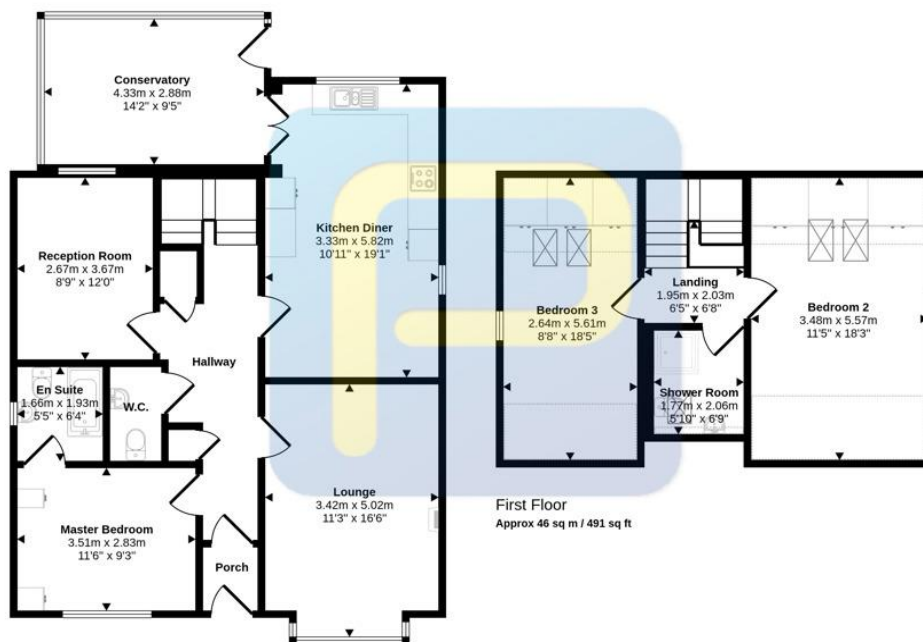


Rear Garden

A well-maintained rear garden, predominantly laid to lawn and enclosed by timber fencing to provide a good degree of privacy. A wooden pergola creates an attractive feature across the garden. A raised brick-edged planting bed contains a variety of established shrubs and flowering plants. A paved patio area provides a practical spot for outdoor seating and entertaining, while the open lawn offers ample space for relaxation and recreation.



Approx Gross Internal Area
138 sq m / 1489 sq ft



Ground Floor
Approx 93 sq m / 998 sq ft

Denotes head height below 1.5m

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
Very energy efficient - lower running costs		
(92-100) A		108
(81-91) B	85	
(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

Yeavinger Court, Belford, Northumberland, NE70 7PD

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

**19 Bondgate Without, Alnwick, Northumberland, NE66 1PY, Tel: 01665 639110,
alnwick@pattinson.co.uk, www.pattinson.co.uk**

These particulars, whilst believed to be accurate are set out as a general outline only for guidance 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. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

