



3 bed detached house to buy in

Dunmoor Road, Belford, Northumberland,
NE70 7PT

£335,000

 x3  x2  x1

Tenure

Freehold

Property features

- ✓ Detached House
- ✓ Three Bedrooms
- ✓ En Suite To Master Bedroom
- ✓ Family Bathroom
- ✓ EPC Rating B

Driveway & Garage parking

Garden

Key Information

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

Arrange a viewing

Darren Tynan
Branch Manager
Alnwick

01665 639110
alnwick@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

Detached House | Three Bedrooms | Family Bathroom | En Suite To Master Bedroom | Rear Garden | Garage And Driveway.

Pattinson Estate Agents are delighted to present this charming 3-bedroom detached house in the serene locality of Belford.

The layout of the property on offer briefly comprises, to the ground floor; Entrance Hallway, Downstairs W.C, Lounge, Kitchen and dining area and Master bedroom with En Suite.

To the first floor; two further spacious bedrooms and a Family bathroom.

Externally there is a garden to the rear, with a patio area, mostly laid to lawn and fully enclosed. To the front of the property there is a lawn and a driveway providing ample parking and a single garage.

Belford is a popular village in North Northumberland, situated between the towns of Alnwick and Berwick-upon-Tweed. The village is located only a few miles inland from the Northumberland heritage coast. There is a local Coop, Doctors surgery, primary school, coffee shops, Sunnyhills café and Farm shop, Church and pubs, there is also a regular bus service running through the village.

Early viewing is highly recommended. Please contact Alnwick office by email or phone.

Alnwick@pattinson.co.uk or call 01665 639110.

Council Tax Band: C

Tenure: Freehold

Price: £335,000

Property Type: Detached House

USPs: Garden

Parking: Driveway & Garage

Year built: 2018

Construction materials: Brick and block

Roofing type: Concrete roof tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: 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: Yes

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: FTTP (fibre to the premises)

Mobile signal coverage: Good

Front Elevation

Front lawn with block paved driveway and integrated garage.



Lounge

3.56m x 3.90m (11'8" x 12'9")

A bright and spacious room with bay window to the front elevation.



Kitchen

5.25m x 4.04m (17'2" x 13'3")

A spacious and stylish open-plan kitchen and dining area with a bright and modern design. Light wooden cabinets to top and base with built-in appliances including an oven, gas hob, and a stainless-steel extractor hood. Access door to side elevation and access door leading into the garage.



Dining Area

A bright, stylish dining area with a modern and colorful interior design. French doors leading out to rear garden.



Downstairs W.C

A small, stylish bathroom with bold and decorative interior design. Toilet and a small white sink with a chrome tap.



Master Bedroom

2.91m x 4.02m (9'6" x 13'2")

A bright room with views looking out to the rear garden. Access to En Suite.



Master Bedroom En Suite

1.48m x 1.68m (4'10" x 5'6")

Toilet and pedestal sink, shower cubicle with electric shower. Window to side elevation.



Bedroom Two

6.52m x 3.34m (21'4" x 10'11")

A very spacious and well-lit bedroom with window to the front elevation and skylight window to rear.



Family Bathroom

2.16m x 2.45m (7'1" x 8'0")

A bright bath room, featuring a bath, glass-enclosed shower, toilet and sink with a chrome tap. Natural light entering through a skylight window above the bath.



Bedroom Three

6.46m x 2.48m (21'2" x 8'1")

A Spacious room with natural light entering through a skylight window and a window to the front elevation.

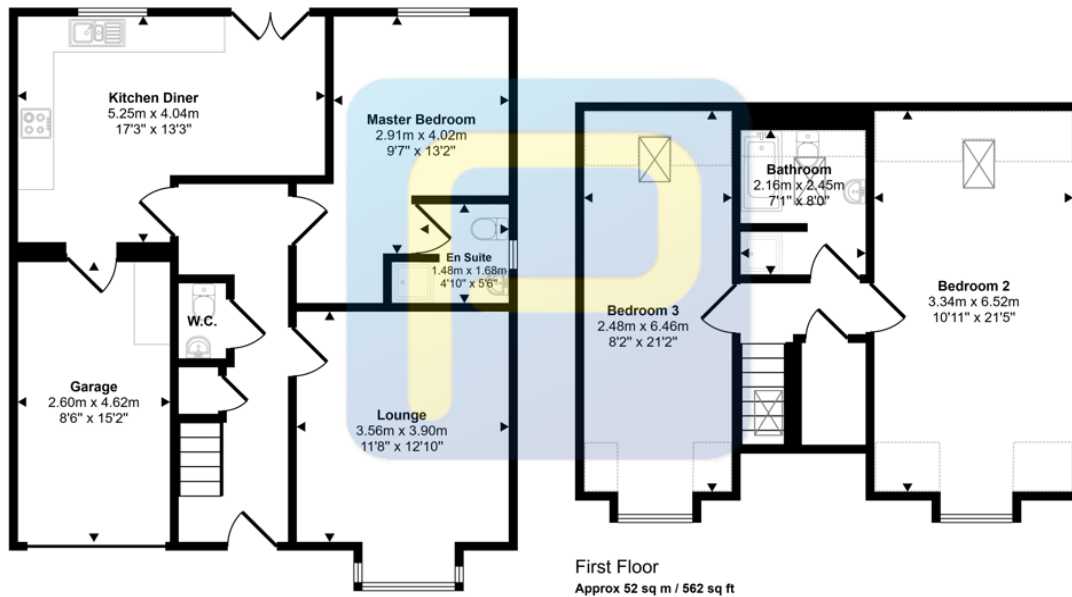


Rear Garden

A well-maintained enclosed garden. A paved patio area ideal for entertaining and Al fresco dining and a small decking area to the rear. Side gate access to both sides of the property.



Approx Gross Internal Area
128 sq m / 1375 sq ft



Ground Floor
Approx 75 sq m / 812 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
<i>Very energy efficient - lower running costs</i>		
(92-100) A		109
(81-91) B	85	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		EU Directive 2002/91/EC

Dunmoor Road, Belford, Northumberland, NE70 7PT

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.

