



Croft Way Belford

Situated in a desirable position occupying a superb corner plot in a modern development within the old coaching village of Belford in Northumberland, this spacious detached bungalow is located towards the entrance to the estate on the first phase, near Belford Medical Practice and the High Street.

For those buyers that are downsizing from a house, they will find that the lounge and dining kitchen are both spacious rooms, with space for a sizeable table and chairs in the kitchen. In addition to the three bedrooms, there is substantial attic space that could be officially converted into two bedrooms or a very larger master suite. Accessed from the hall with a pull-down ladder, the attic space currently has flooring, windows, and professionally plaster-boarded walls and ceiling, making it a superb storage area.

The gardens at the front and rear are mostly laid to lawn, and the private rear west facing garden makes the most of its sunny aspect. A detached garage and drive are alongside to the left of the bungalow.

With a market square and medieval cross at its centre, the ancient village of Belford is a popular place for buyers searching for a home in a characterful Northumberland Village. Local residents enjoy the proximity to the delights of the coastline with its sandy beaches and imposing castles, as well as the countryside further inland in the National Park. The co-op store, medical group, village gym and other amenities in the village make this location an ideal place for a main residence, with easy access to the A1

Asking Price: **£330,000**

01665 510 044
3-5 Market Street, Alnwick, NE66 1SS

ROOK
MATTHEWS
SAYER

www.rookmatthewssayer.co.uk
alnwick@rmsestateagents.co.uk



7 Croft Way

Belford NE70 7ET

PORCH

Double-glazed composite door | Radiator | Coving to ceiling | Glazed door to hall

HALL

Radiator | Coving to ceiling | Loft Access hatch | Storage cupboard | Doors to lounge, bedrooms, shower room, and dining kitchen

LOUNGE 17'7" x 11'8" (5.36m x 3.55m) into bay

Double-glazed bay window | Radiator | Coving to ceiling | TV aerial point



DINING KITCHEN 20' x 10'4" (6.09m x 3.15m)

Double-glazed windows to rear and side | Radiators | Coving to ceiling | Central heating boiler (Worcester) | Part tiled walls | Fitted wall and base units incorporating; stainless steel sink, gas hob with extractor hood, double electric oven, space for dishwasher, space for fridge freezer, and space for washing machine

BEDROOM ONE (FRONT) 11'9" x 9'7" (3.58m x 2.92m)

Double-glazed window | Radiator | TV aerial point and telephone point

BEDROOM TWO (REAR) 12'7" x 8'6" (3.83m x 2.59m)

Double-glazed window | Radiator | TV aerial points



BEDROOM THREE (REAR) 9'1" x 8'6" (2.77m x 2.59m)

Double-glazed window | Radiator | TV aerial point and telephone point

SHOWER ROOM

Double-glazed frosted window | Radiator | Extractor fan | Shelved storage cupboard | Pedestal wash-hand basin | Close-coupled W.C | Part-tiled walls | Walk-in shower with wet wall panels and glass screen incorporating a mains shower

ATTIC SPACE 27'9" x 14'0" (8.45m x 4.26m)

Double -glazed Velux windows front and rear | Radiators | Eaves storage | Power sockets | Fitted shelves | Ceiling spotlights

GARAGE 18'1" x 9' (5.51m x 2.74m)

Up and over door | Double-glazed window | Lighting and power | Overhead storage | Cold water tap | Fitted shelves



GARDEN

Front garden – laid mainly to lawn | Drive

Rear garden – laid mainly to lawn | Patio | Fenced in boundaries with side gate access | Side Garden | Shed

PRIMARY SERVICES SUPPLY

Electricity: Mains
Water: Mains
Sewerage: Mains
Heating: Mains gas central heating
Broadband: ADSL copper wire
Mobile Signal / Coverage Blackspot: No known issues
Parking: Private drive and garage

MINING

The North East region is famous for its rich mining heritage and therefore it will be beneficial to conduct a mining search. Confirmation should be sought from a conveyancer as to its effect on the property, if any.

AGENTS NOTE

The sale of this property is subject to grant of probate. Our client has advised us that Probate has been granted and we currently await a copy of the certificate.

ACCESSIBILITY

This property has accessibility adaptations:

- Ramp access to front door
- Level front door access
- Walk-in shower

TENURE

Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser.

COUNCIL TAX BAND: C

EPC RATING: C

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

AL009086.DM.CM.03/06/25.V2



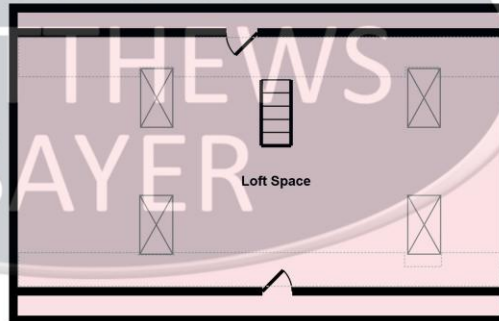


Approx Gross Internal Area
142 sq m / 1527 sq ft

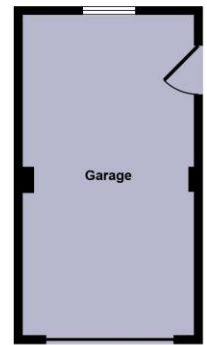


Ground Floor
Approx 83 sq m / 898 sq ft

Denotes head height below 1.5m



First Floor
Approx 42 sq m / 457 sq ft



Garage
Approx 16 sq m / 171 sq ft

AL009086 - Version 1.0

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.

Important Note: Rook Matthews Sayer (RMS) for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute part or all of an offer or contract. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck the measurements before committing to any expense. RMS has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyer's interests to check the working condition of any appliances. RMS has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. No persons in the employment of RMS has any authority to make or give any representation or warranty whatever in relation to this property.

Money Laundering Regulations – intending purchasers will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We will also use some of your personal data to carry out electronic identity verification. This is not a credit check and will not affect your credit score.

16 Branches across the North-East

