



### 3 bed detached house to buy in

Quarry Avenue, Acklington,  
Northumberland, NE65 9BZ

**£320,000**

 x3  x1  x1

Tenure

**Freehold**

### Property features

- ✓ Detached House
- ✓ Three Bedrooms
- ✓ Two Reception Rooms
- ✓ Desirable Village Location
- ✓ EPC Rating D

Driveway & Garage parking

Garden

## Key Information

- ✓ Council Tax: Band C
- ✓ EPC Rating: D
- ✓ Heating supply: Gas

## Description

Desirable Village Location | Detached House | Three Bedrooms | Two Reception Rooms | Front and Large Rear Garden | Driveway and Garage | Outbuildings

Pattinson Estate Agents are delighted to welcome to the market this spacious home, nestled in the heart of Acklington, captivating quintessential British countryside living. This delightful property boasts three generously sized bedrooms, presenting ideal family accommodation or a perfect fit for those desiring additional space.

The property's centrepiece is its spacious reception room, perfect for both everyday living and entertaining guests.

With three good sized bedrooms, two separate toilets and a shower room, this house functions well for a busy family.

Externally the property boasts a huge garden with a large workshop, a big shed with a log burner and a greenhouse. Ideal for an outdoor office/ games room. With a garage as added space for storage if necessary.

Located in Acklington, a charming Village, the property benefits from being within close proximity to local amenities, good schools, and excellent transport links, making it an ideal abode for a growing family or a couple looking for a blend of village and town life.

Early viewing is highly recommended as we anticipate a high level of interest.

For further details or to arrange a viewing please contact [Alnwick@pattinson.co.uk](mailto:Alnwick@pattinson.co.uk) or call 01665 639110.

Council Tax Band: C

Tenure: Freehold

Price: £320,000

Property Type: Detached House

USPs: Garden

Parking: Driveway & Garage

Heating: Gas

## Front Elevation

Benefiting from a good size front garden mostly laid to lawn, with a path leading to the front door. A single garage and driveway parking for a couple of vehicles.

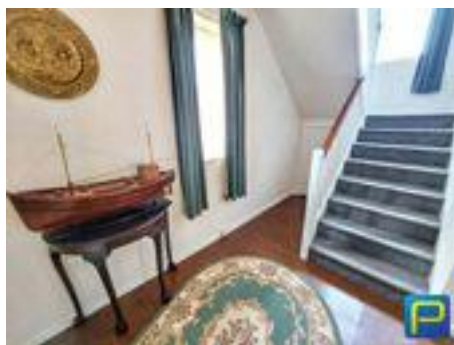


## Front Porch

Leads into the Entrance hallway

## Entrance Hallway

A spacious hallway, with cupboard under the stairs, Stairs to the first floor and window to side elevation. Access to lounge, downstairs toilet, Kitchen and 2nd Reception room.



## Downstairs W.C

Window to rear elevation, with toilet and sink.



## Lounge

3.80m x 5.42m (12'5" x 17'9")

A spacious living room with a compact fireplace with an electric fire. Large window to the front elevation. Double doors opening up into the 2nd reception room.



## Kitchen

4.26m x 2.60m (13'11" x 8'6")

Featuring cabinets Top and base with window above the sink with views to the rear garden. Integrated appliances include an oven and hob, with a washing machine neatly positioned beneath the counter, and open shelving around the cooking area adding storage. Side door accessing the external porch and rear garden.



## External Porch

An external hallway with access doors into garage and provides access to the front and rear garden. Overall, serving as a useful buffer space between the interior of the house and the outdoors.



## Dining Room / 2nd Reception Room

3.20m x 3.89m (10'5" x 12'9")

A versatile room that could be used as a dining room/ games room or 2nd Reception room. Large window to the front elevation and double doors leading into the lounge, as well as an access door into the hallway.



## Upstairs Landing

Spacious Landing giving access to separate toilet, shower room and three bedrooms. With windows to the side and rear elevation, providing plenty of light. The landing also benefits from a built in storage cupboard.



## Master Bedroom

3.76m x 5.34m (12'4" x 17'6")

A spacious and bright bedroom with a window to the side and front elevations. The room benefits from a double built in wardrobe.



## Family Shower Room

1.92m x 2.77m (6'3" x 9'1")

A walk-in shower area with wall panels. A chrome shower unit with an adjustable handheld shower is mounted on the wall, and a sink vanity unit with window to the rear elevation.



## Upstairs W.C

Window to the rear elevation and toilet.



## Bedroom Two

3.18m x 3.83m (10'5" x 12'6")

This room benefits from a built in cupboard and window to the side and front elevations.



## Bedroom Three

3.69m x 2.71m (12'1" x 8'10")

Window to the rear elevation.



## Rear Garden

A generous sized and well-maintained rear garden with a wide expanse of green lawn bordered by mature hedging and trees, creating a sense of privacy. A wooden outbuilding with a log burner and a separate shed and greenhouse. Planted borders with shrubs and garden beds provide plenty of colour in spring and summer.



## Garden two

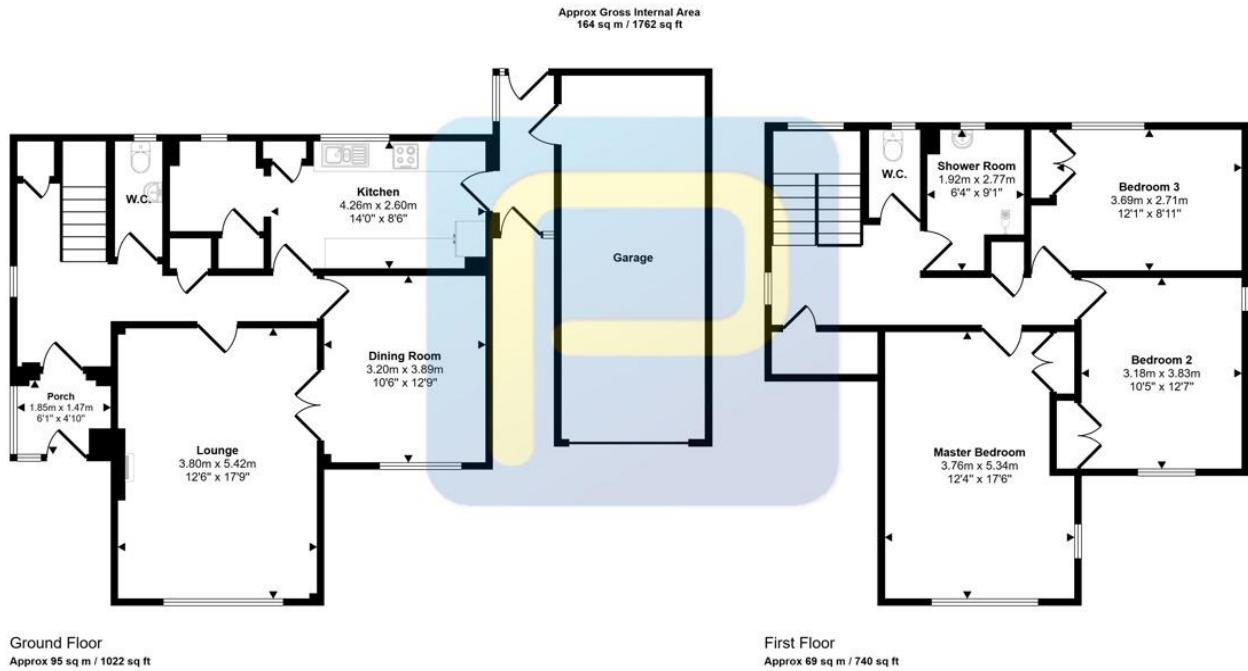
Separate to the main garden, bordered by a mature hedge and access through a wooden arched gate. This garden is described as a Secret garden. Very private and a sun trap. Has a charming seating area to enjoy the open sky and the mature shrub and flower borders, in summer a slice of paradise.



## Views to rear garden

Views of the countryside beyond and large workshop and shed with log burner and greenhouse.





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>                                  |    |                            |           |
| (81-91) <b>B</b>                                   |    |                            |           |
| (69-80) <b>C</b>                                   |    |                            | 77        |
| (55-68) <b>D</b>                                   | 62 |                            |           |
| (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<br>2002/91/EC |           |

Quarry Avenue, Acklington, Northumberland, NE65 9BZ

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

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