



12 Field Court

Offers Over £140,000

Millfield, NE71 6BA



2 bed

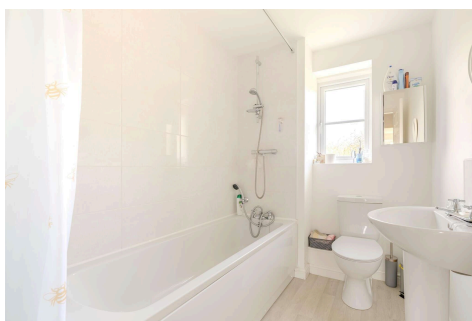
1 public

2 bath



12 Field Court Offers A Great Opportunity For First Time Buyers And Downsizers To Acquire A Modern, Low Maintenance Home, Set Within A Peaceful Village Surrounded By Countryside.





## ACCOMMODATION

Positioned within a quiet terrace in a peaceful Cul-De-Sac, No. 12 presents a well-maintained, low-maintenance home in the heart of the charming village of Milfield. Ideally situated within easy reach of the popular local pub and café. This property is perfectly suited to a variety of buyers - from first-time homeowners and investors to those seeking to downsize. Inside, the home offers a bright and spacious layout designed for comfortable living. To the front, a generous lounge offers a peaceful space to unwind, with a window to the front bringing in natural light. To the rear, a dining kitchen offers a modern space to cook and entertain, patio doors to the enclosed garden offer a great indoor and outdoor experience, with a patio perfect for enjoying evening meals. The modern U-shaped kitchen offers plenty of worktop area and space for freestanding appliances such as a washing machine and fridge freezer. Also on the lower level - downstairs cloakroom with W/C and Wash Hand Basin.

Upstairs, two double bedrooms provide versatile and comfortable accommodation, easily adaptable for family living, with the second bedroom being ideal as a guest room, or a home office. One of the double bedrooms also has built in wardrobes. The bedrooms are all serviced by a modern bathroom with a three piece suite including bath with shower over. The property combines practical living, low cost energy efficiency with a welcoming atmosphere, making it an excellent opportunity for those looking to enjoy life in a vibrant yet peaceful Northumberland community.

## LOCATION

Milfield is a small community driven village, offering a peaceful countryside retreat. The village also enjoys a popular café – Café Maelmin as well as the popular village pub of The Red Lion. Wooler a mere 6 miles away, is situated on the edge of Northumberland National Park and serving as a gateway to the Cheviot Hills, is a charming market town offering a full range of local amenities. These include a supermarket, butchers, bakers, a selection of independent shops, a whisky distillery, and a variety of excellent cafés, restaurants, and traditional pubs. The town also benefits from a well-regarded medical practice. Circa 16 miles to the north lies the coastal town of Berwick-upon-Tweed, which provides a mainline railway station and a broader selection of national retailers and professional services.

## HIGHLIGHTS

- Located in a Well Established Residential Area
- Quiet Village Setting
- Two Bedrooms
- Fully Enclosed Garden with Views To The Rear
- Ideal Downsize or First Time Purchase

Entrance Hall, Large Lounge/Dining Room, Kitchen, Two Bedrooms and Shower-room. Enclosed Front and Rear Garden. On Street Parking.

## EXTERNAL

To the front an enclosed patio which proves access to the front door and external store. To the rear an enclosed garden which is mainly laid to lawn offers a sunny and secure place to entertain friends and family. With a mixture of mature shrubs and planters, A patio area also provides the ideal space for Al Fresco Dining.

A gravelled driveway offers private parking for two vehicles.

## SERVICES

Flo Gas, (from communal tank), water, electricity and drainage. Double glazing. Gas central heating.

## COUNCIL TAX

Band A

## ENERGY EFFICIENCY

Band C

## TENURE

Freehold

## VIEWING

A virtual tour is available on Hastings Legal - YouTube. Please view this before booking a personal viewing.

To register your interest or request further information, call 01573 225999 - lines open 7 days a week including evenings, weekends and public holidays, or email [enq@hastingslegal.co.uk](mailto:enq@hastingslegal.co.uk)

## MARKETING POLICY

Offers over £140,000 are invited and should be submitted to the Selling Agents, Hastings Property Shop, 28 The Square, Kelso, TD5 7HH, 01573 225999, Fax 01573 229888 or email [enq@hastingslegal.co.uk](mailto:enq@hastingslegal.co.uk). The seller reserves the right to sell at any time and interested parties will be expected to provide the Selling Agents with advice on the source of funds with suitable confirmation of their ability to finance the purchase.

All measurements are approximate and are taken at the widest point. Whilst these particulars have been carefully prepared, no guarantee is given as to their accuracy and they shall not form part of any contract to follow hereon.

## ACCOMMODATION SUMMARY

Kelso • Selkirk • Duns • Eyemouth • Jedburgh • Coldstream

Property Shops 01573 225999 Hastings Legal Services 01573 226999