



# 1 Field Court

Milfield, Wooler, NE71 6BA

Offers In The Region Of £149,950

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Located in the small Field Court development on the edge of Milfield, some five miles from Wooler, this immaculate two bedroom semi-detached house offers ideal living accommodation for a first time buyer, or a retired person. The house is set within generous gardens and grounds on three sides including a enclosed lawn garden with paved sitting areas which is a real suntrap and is secure for children and pets. There is ample parking for two cars on a driveway.

The beautifully presented interior is entered into a hall with door to a cloakroom and the spacious dual aspect living room with a media wall that provides a warm and inviting atmosphere, perfect for relaxation or entertaining guests. Well appointed kitchen/breakfast room with upgraded grey gloss units with appliances and giving access to the garden. On the first floor are two generous double bedrooms and a modern bathroom. The house has been finished to a high standard with Balterio noble oak flooring on the ground and first floor, full double glazing and LPG gas central heating.

In summary, this semi-detached house is a wonderful opportunity for those looking to settle in a tranquil yet accessible area. The village of Milfield is on a bus route and has a cafe, the Red Lion Pub and a village hall. Wooler is only five miles away with varied shopping, schools, restaurants and cafes, there is also a doctors surgery, sporting clubs including golf, cricket, bowling, football and tennis. Easy access to the Cheviot Hills for walkers and the stunning Northumberland coastline is a short drive away.

We would highly recommend viewing of the house, contact our Wooler office to arrange an appointment.



## Entrance Hall

5' x 4'3 (1.52m x 1.30m)

Partially glazed entrance door giving access to the hall which has a central heating radiator and two power points.

## Cloakroom

5' x 3'5 (1.52m x 1.04m)

Fitted with a white two-piece suite which includes a toilet and wash hand basin with a towel ring to the side and a mirror above. Central heating radiator and a frosted window at the front.

## Living Room

12'2 x 16'9 (3.71m x 5.11m)

A spacious reception room with a double window to the front and side and stairs to the first floor landing. Built-in media wall incorporating two glass display cabinets, cashmere coloured wall units with matching base units for a television and video. Central heating radiator and eight power points.

## Kitchen/Breakfast Room

12'1 x 12' (3.68m x 3.66m)

A spacious kitchen with grey gloss wall and floor units with granite effect worktop surfaces with a tiled splashback. Built-in oven, four ring ceramic hob with a cooker hood above. Stainless steel sink and drainer below the double window to the side and a glazed entrance door to the rear garden. Plumbing for an automatic washing machine and a large walk-in storage cupboard. Cupboard housing central heating boiler, a central heating radiator and nine power points.

## First Floor Landing

5'7 x 6'1 (1.70m x 1.85m)

Access to the loft, central heating radiator and two power points.

## Bedroom 1

12'1 x 10'5 (3.68m x 3.18m)

A spacious double bedroom with a double window to the front and side, Balterio Noble Oak flooring. a central heating radiator and six power points.

## Bathroom

6'4 x 5'2 (1.93m x 1.57m)

Fitted with a quality white three-piece suite which includes a bath with a shower and screen above, a toilet and a wash hand basin with a mirror above and towel rail at the side. Central heating radiator and a frosted window at the front.

## Bedroom 2

12'3 x 7'7 (3.73m x 2.31m)

Another double bedroom with a double window to the side, Balterio Noble Oak flooring, a central heating radiator and a built-in storage cupboard. Four power points.

## Garden

Generous gardens at the front and two sides of the house, which are mainly laid to lawns with shrubberies. There is a large driveway offering 'off road' parking for two cars. Enclosed garden with a patio next to the house and at the top of the garden overlooking a lawn, this area is totally secure for children and animals.

## General Information

Full double glazing.

Full LPG gas central heating.

All mains services are connected.

All fitted floor coverings are included in the sale. The flooring on the ground floor is Balterio noble oak.

Energy Rating - C

Council tax band - A

## Agency Information

OFFICE OPENING HOURS

Monday - Friday 9.00 - 17.00

Saturday 9.00 - 12.00

## FIXTURES & FITTINGS

Items described in these particulars are included in sale, all other items are specifically excluded. All heating systems and their appliances are untested.

## VIEWING

Strictly by appointment with the selling agent.

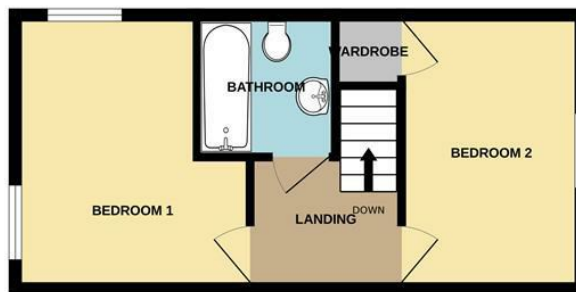




GROUND FLOOR  
350 sq.ft. (32.5 sq.m.) approx.



1ST FLOOR  
307 sq.ft. (28.5 sq.m.) approx.



TOTAL FLOOR AREA: 656 sq.ft. (61.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**Berwick Office**  
36 Hide Hill, Berwick-upon-Tweed  
Northumberland, TD15 1AB

T: (01289) 307571  
F: (01289) 302948  
E: [berwick@aitchisons.co](mailto:berwick@aitchisons.co)

**Wooler Office**  
25 High Street, Wooler  
Northumberland, NE71 6BU

T: (01668) 281819  
F: (01668) 281717  
E: [wooler@aitchisons.co](mailto:wooler@aitchisons.co)



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