

# Alexander Grove, Swarland, Morpeth

£550,000



## Full Description

Ideally positioned in a quiet cul-de-sac this well-cared for property, benefiting from a corner plot and space all around, is your ideal escape to the country. Elizabeth Humphreys Homes are delighted to welcome to the market this fabulous 4 bedroomed 2 bathroom 'Cussins' property located in the Northumberland village of Swarland. This distinctive home benefits from triple driveway parking leading to a double garage, gorgeous wrap around gardens, uPVC windows and composite doors, super-fast fibre connection, LPG central heating fed from a tank metred to each property, and all the other usual mains connections. Offering wonderfully light, bright and spacious country living, this property is one of the most desirable in the area.

Swarland is an idyllic village which boasts its own Primary School, 'Nelsons' coffee shop, children's play area, tennis courts, a village golf course and club house, equestrian facilities, a village hall and stunning views of the coast and countryside and walks into the countryside minutes from your front door. A two-minute drive from the A1, this village is perfectly located for easy access north into Scotland and south to Newcastle and beyond.

The front door opens into an internal hallway with stairs ascending to the

first floor and various oak doors leading off. The silver-grey carpet furnishes the space perfectly and you are left in no doubt of the quality of finish offered as you move throughout.

Showcasing a large bay window overlooking the front of the property, the lounge is an inviting room. A modern electric feature fireplace forms an attractive focal point within this modern clean-lined room.

Opposite, a second reception room, utilised as a home office, takes advantage of pleasant views to the front. This is another neutrally decorated well-presented room.

Located at the rear of the property, the kitchen-dining-family space, incorporating a beneficial cloaks storage cupboard, is a wonderfully sociable room which appeals to modern living. The well-equipped kitchen offers a good number of wall and base units with a grey high gloss door complemented by a beautiful granite work surface with a matching up stand and splash back. In terms of fitted equipment, there is an eye-level BOSCH oven and a combination oven above, a four burner BOSCH induction hob beneath a chimney style extractor fan, a bowl and a half Rangemaster sink dropped into the work surface with a drainer cut in at the side, a wine cooler, a fridge freezer and a full-sized BOSCH dishwasher. A window provides uninterpreted views over the rear garden. Grey floor tiles work in harmony with the units and brushed chrome switches and sockets add further elegance. The dining space is centrally located and offers plenty of space to comfortably accommodate a dining table and accompanying chairs before a set of bi-fold doors which open onto an al fresco dining area within the rear garden. The sitting area, with a lovely light grey carpet, also enjoying rear garden views is located at the far end.

The utility room offers further units and décor matching that of the kitchen. There is a single bowl stainless steel sink, plumbing and space for a washing machine and space for a tumble dryer. The LPG gas boiler is housed in a cupboard for ease of access and a composite door provides external access.

Taking the stairs to the first floor, the landing opens out to four bedrooms, two bathrooms and an airing cupboard housing the large hot water cylinder. Neutrally decorated and well-presented, each room oozes peace and relaxation.

The primary bedroom is a large light and bright double room with a window overlooking the front. The en-suite comprises a half pedestal wall hung hand wash basin, a shower with a bi-fold door with a water fall shower head and a separate shower head within, a chrome heated towel rail and a concealed cistern toilet with a push button. The space is finished with large grey floor tiles which complement the embossed tiles furnishing the shower and sink areas. Ceiling spotlights add brightness to the natural light entering.

Bedroom 2 is a spacious double taking advantage of views to the front. This bright and sunny room offers plenty of space for additional furniture.

Bedroom 3, offering two sets of built in wardrobes, is a good-sized double



to the rear of the property.

Bedroom 4, currently used as a dressing room with a good number of modern high quality wardrobes with a grey wood-grained door, overlooks the rear garden.

The family bathroom is well appointed and comprises a bath with shower taps over, a chrome heated towel rail, a wall hung half pedestal hand wash basin, a large, fitted mirror with a tiled shelf beneath and a concealed cistern toilet with a push button above. Natural light illuminates the grey tiling which completes the look.

Externally, the rear garden is substantial and appeals to the green fingered gardener. A patio extends the width of the property which is ideal for entertaining family and friends during those warm summer months. Alternatively, the grey composite decked area which is located further down the garden offers further seating space in which you can relax and unwind after the hustle and bustle of the day. The lawn is spacious leads to a wildflower border which extends to the fence at the foot of the garden. In addition, there is a large superior-quality garden shed to the side of the property perfect for the tidy storage of garden accessories.

Freehold

EPC: C

Council Tax Band: E. £2952.93

#### Important Note:

These particulars, whilst believed to be accurate, are set out as a general guideline 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. Please note that we have not tested any apparatus, equipment, fixtures, fittings or services including central heating and so cannot verify they are in working order or fit for their purpose. All measurements are approximate and for guidance only. If there is any point that is of particular importance to you, please contact us and we will try and clarify the position for you.

## Features

- Triple driveway
- Double garage
- Spacious garden
- Very well presented
- Utility room
- Ensuite
- Wonderful corner plot
- Sought after location
- Exclusive small development

## Contact Us

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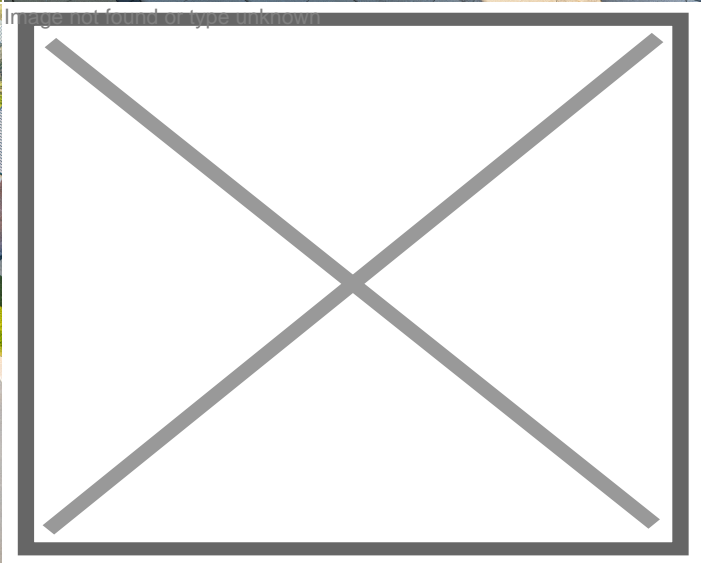


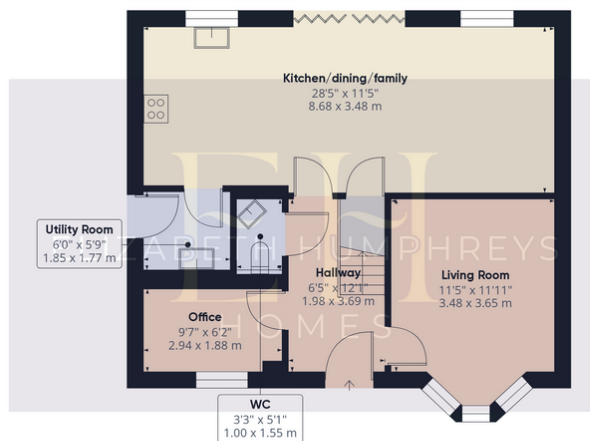






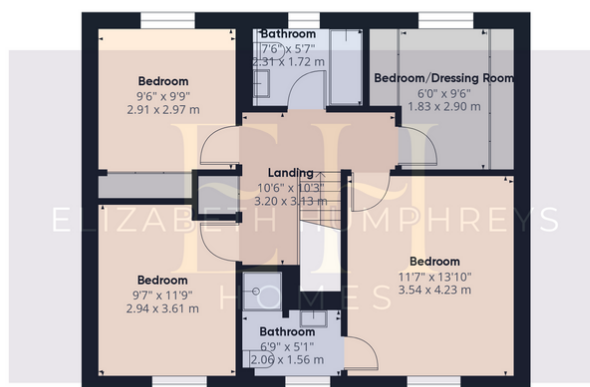






Ground Floor Building 1

Approximate total area<sup>(1)</sup>  
1299.64 ft<sup>2</sup>  
120.74 m<sup>2</sup>



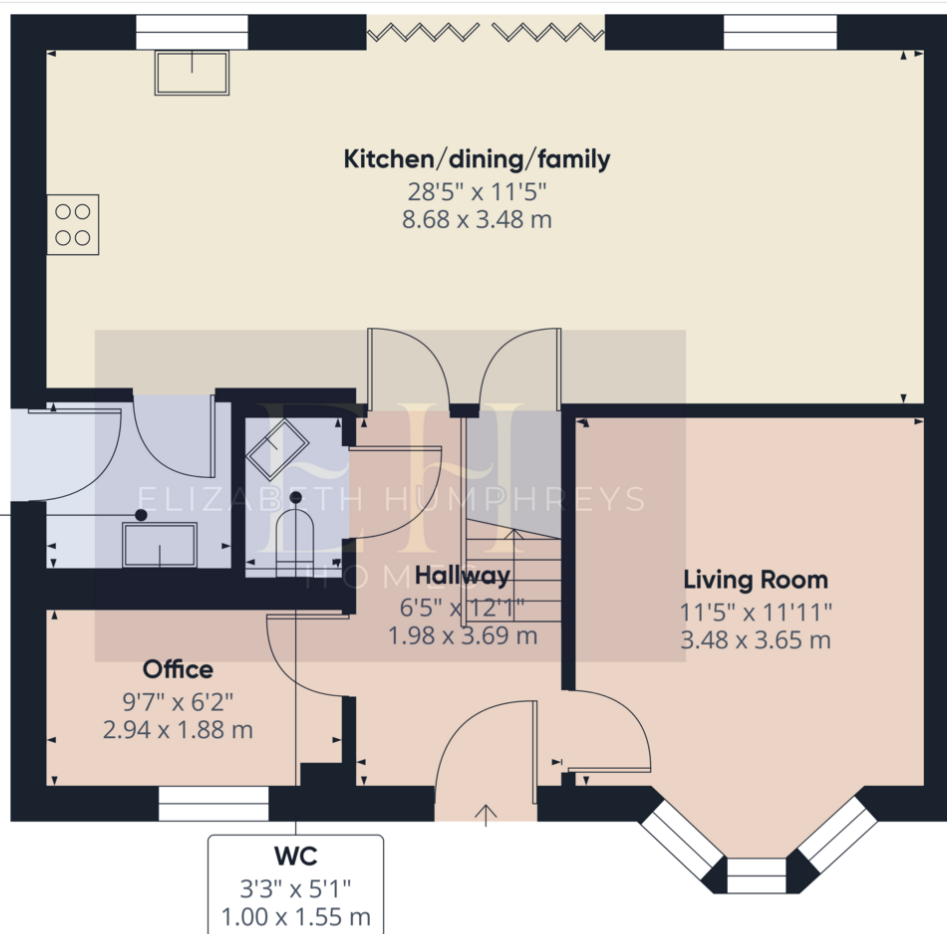
Floor 1 Building 1

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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Ground Floor Building 1

Approximate total area<sup>(1)</sup>  
674.57 ft<sup>2</sup>  
62.67 m<sup>2</sup>

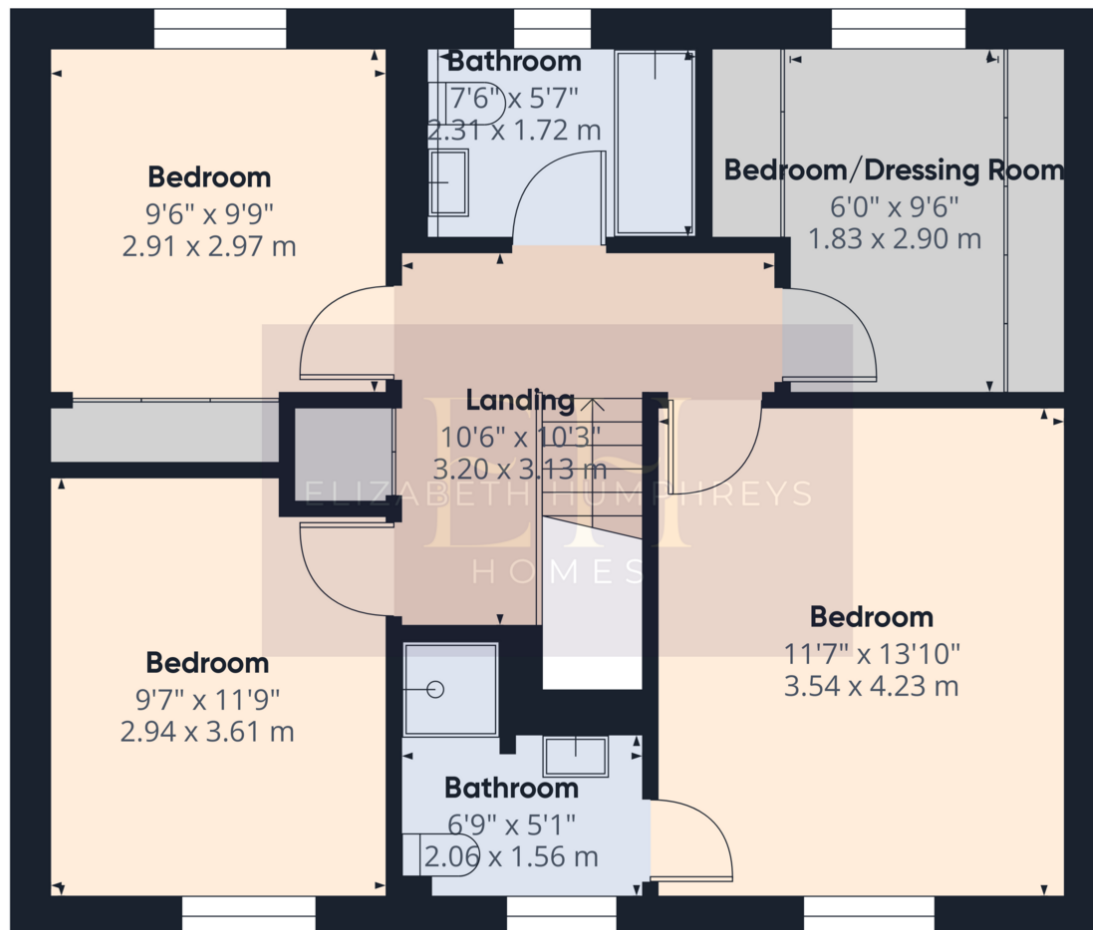
(1) Excluding balconies and terraces

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Floor 1 Building 1



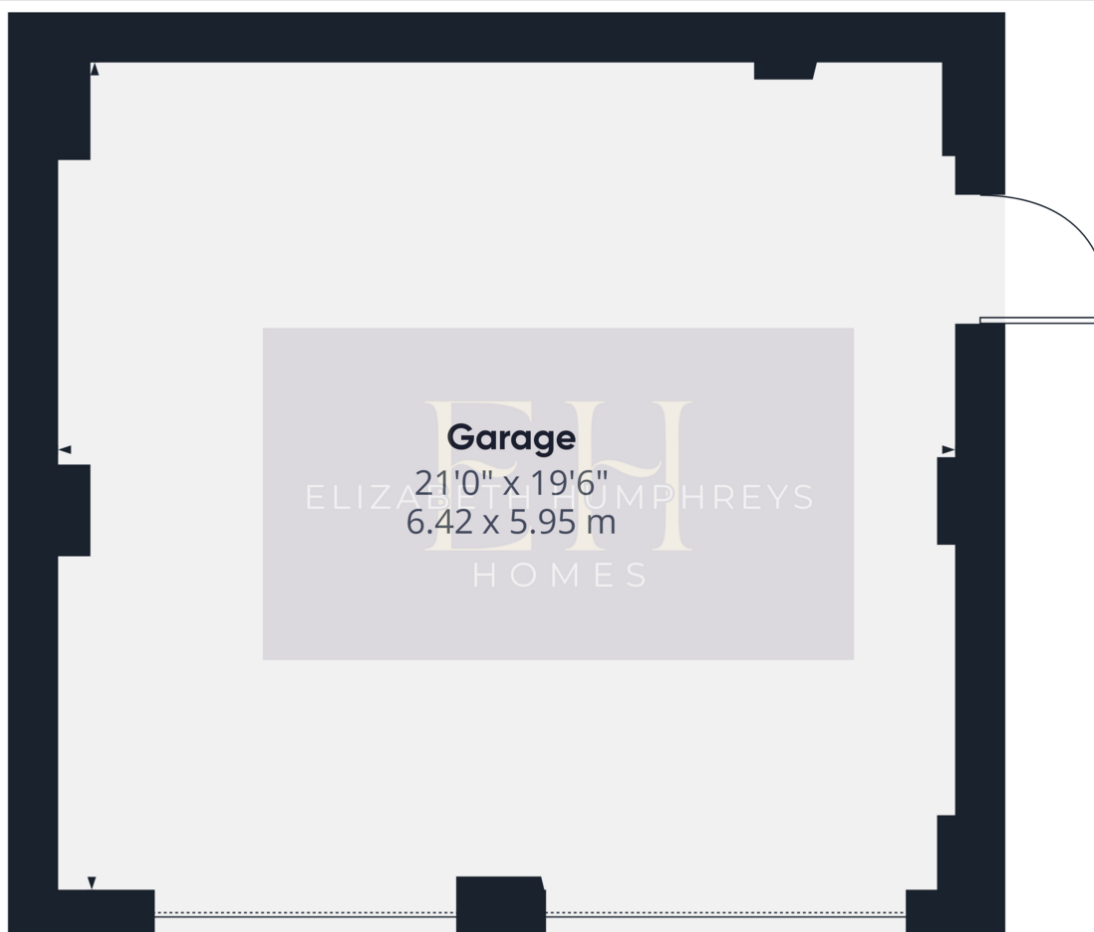
**Approximate total area<sup>®</sup>**  
625.07 ft<sup>2</sup>  
58.07 m<sup>2</sup>

(1) Excluding balconies and terraces

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Ground Floor Building 2



**Approximate total area<sup>®</sup>**  
413.76 ft<sup>2</sup>  
38.44 m<sup>2</sup>

(1) Excluding balconies and terraces

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