

Armstrong Grove, Longframlington, Morpeth, Northumberland

Offers Over £425,000

Full Description

A superb family home its new design capturing many cottage style features. We are delighted to welcome to the market this fabulous 4 bedroom stone-fronted property located in the Northumberland village of Longframlington. The property benefits from a double garage with wooden up and over doors, an electric car charging point, an attractive cottage-style front garden, a landscaped rear garden, uPVC windows and composite doors, metered LGP central heating and all the other usual mains connections. In addition, the property has been fitted to an extremely high standard including colonial shutters, oak doors and quality flooring, offering spacious light and bright contemporary living.

Longframlington has several local amenities including an award-winning village shop, a well-known and popular butcher, public houses, The Running Fox café, doctors' surgery, hairdresser, and Longframlington gardens. The Memorial Hall has lots of activities suitable for all the family, there is a walking club, a dog walking area in the centre of the village and a children's play area. The village also benefits from good transport links to Morpeth and Newcastle. From Longframlington, Scotland is also very easily accessible.

Entry is via the front door into an internal hallway with an attractive staircase leading to the first floor, LVT flooring in a light-coloured wood-effect tile, and various doors leading off.

The first main door opens to the snug-office which showcases country cottage-style rose wallpaper and beautiful LVT flooring, creating a comfortable and cosy space.

The ground floor WC is a delight with cottage-style wallpaper, half-height wood panelling to two walls, and white tiling behind the toilet and shelf area completing the look. The suite comprises a concealed-cistern toilet with a pushbutton and a pedestal wash hand basin.

The open plan L-shaped kitchen-dining-living space is divine. At the far end, the living room offers a beautiful ethanol fireplace which creates a warm welcome in the peaceful and relaxed sitting area. This then flows freely into a further sitting space with windows overlooking the rear garden.

The dining table and accompanying chairs are placed centrally taking full advantage of the garden views. From here, the space opens into the kitchen which offers a combination of wall and base units with a grey door and pewter-style handle, capturing the cottage-style theme perfectly, all perfectly complemented by a quartz worksurface with a matching upstand. There is a bowl and a half ceramic sink with a drainer cut into the side, a large 5 burner Bosch induction hob with a splashback matching that of the

upstand and a chimney style extractor fan above, an eye level Bosch oven, a Bosch combination microwave, and a fully integrated full-size dishwasher. A peninsula, with a beech block wood-effect surface, offers further cupboard space, and bench lighting adds tasteful illumination as the evening approaches.

The utility room, with wood panelling and wallpaper depicting allotment scenes, opens from the kitchen and offers additional storage and a solid wood worksurface. The white brick-style splashback tiling with grey grouting creates a crisp and fresh finish. There is a Belfast sink with an attractive tap with levers and an additional showerhead, plumbing and space for a washing machine, and space for a free-standing fridge freezer. The cupboard beneath the stairs has been transformed into superb pantry offering further storage.

Taking the stairs to the first floor, the landing with loft access above, opens out to four bedrooms, two bathrooms and a cupboard housing the pressurised hot water tank. The neutrally carpeted landing furnishes the space tastefully and adds to the soothing atmosphere.

The primary bedroom is impeccably presented and is a large double overlooking the front of the property. The ensuite showcases arts and crafts style vinyl flooring, and the suite comprises a half-pedestal wall-hung hand basin, a concealed-cistern toilet with a pushbutton, a chrome heated towel rail, and a glass pivot door which opens into an attractive shower cubicle with a waterfall showerhead and a separate showerhead within. The white brick-style splashback tiling with grey grouting within the shower cubicle extends to much of the room. A window to the front allows for natural light.

Bedroom 2 also overlooks the front of the property and is a good-sized double bedroom. With beautiful decor, this room offers another oasis of calm.

Bedroom 3 is a further double room capturing pleasant views of the rear garden.

Bedroom 4 is a large single overlooking the rear. All the bedrooms showcase LVT flooring and are entered via quality oak doors with a shapely handle.

The family bathroom, with large white brick-style tiling, comprises a white bath with shower taps and a shower above containing a waterfall showerhead and a separate showerhead behind a glass walk-behind shower screen, a chrome heated towel rail, a half-pedestal wall-hung hand basin and a close-coupled toilet with a pushbutton. A window to the rear allows natural light to enter the room, with additional lighting by way of ceiling spotlights. The space has been finished with vinyl arts and crafts-style flooring.

Externally, this rear garden offers a unique and private space. There are various paved areas and a path meanders around a shapely central lawn. A door provides access into the garage which is a useful point of entry and to the rear there is a covered decked area which is a lovely place to sit and relax during the warm summer months. This well cared for and beautifully

landscaped garden is a wonderful place to entertain family and friends whilst enjoying the views of the idyllic countryside.

Tenure: Freehold

Council Tax: E, £2,653.73

EPC: C

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

- Beautifully presented
- Double garage
- Light, bright & spacious
- Open plan
- Ensuite
- Landscaped garden
- Snug/office
- Great location
- Fabulous family home

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