

Blackwood Place, Swarland, Morpeth, Northumberland

OIRO £695,000



Full Description

A MUST VIEW HOME ONE OF THE BEST!! An immaculately presented executive home offering light and bright contemporary living. Elizabeth Humphreys Homes are delighted to welcome to the market this fabulous newly built 4 bedroom 4 bathroom detached property located in the Northumberland village of Swarland. This family home benefits from plenty of Tarmac driveway parking leading to a double garage with an electric door, uPVC windows and composite doors, wet underfloor heating throughout the ground floor, wonderful wrap-around gardens, superior quality internal oak doors, air source heating and all the other usual mains connections. Located in a beautiful spot, 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.

This property has been designed to facilitate the ultimate in comfortable and luxurious living. Each room features independent heating control allowing bespoke ambient temperatures to be enjoyed and the lighting features throughout are truly sublime creating a most glorious effect. The bathrooms are exquisite and the main hub of the home, the kitchen-living-dining room is most impressive. A beneficial and attractive covered porch area forms a warm welcome as you enter through the front door into a hallway emanating grandeur from every angle: the herringbone flooring and a glorious oak and glass staircase with storage space and a seating area beneath impress immediately. Various quality oak doors lead off.

Bathed in natural light courtesy of two large windows, the tranquil lounge is a beautiful room in which you can spend time relaxing with family and friends. Natural light is enhanced by a magnificent light fitting with ceiling spotlights adding to the brightness and a sumptuous grey carpet adds comfort. This sociable space flows effortlessly into the glorious living-dining-kitchen space.

The more formal lounge is located opposite and is another superbly light and bright room with two large windows capturing garden views and a pair of French doors opening to the rear garden.

The ground floor bathroom has been beautifully finished with large floor and wall tiles creating a superbly boutique hotel feel with the addition of quality ceramics enhancing this room further. The suite comprises a wall-hung concealed-cistern toilet with a push button, a free-standing Lusso bath with a wall-mounted waterfall tap, four well-placed niches to allow the neat storage of bathroom accessories, a beautifully illuminated vanity unit with a winged sink on top and an illuminated mirror above, and a black heated towel rail that ensures added comfort. A window, with a deep sill, allows plenty of natural light to circulate.

Ideally located to take full advantage of the garden views, the kitchen-dining-family space, finished with quality LVT flooring and beautiful brick slips, is the hub of the home and is simply breathtaking. Suffused in natural light entering from a set of bi-fold doors, a pair of French doors, a raised Velux window framed by spotlights and a full bank of windows this room is magnificent. Views of the garden are unobstructed and there is a seamless transition between indoor and outdoor living. Entered via a pair of stunning French doors and showcasing sublime lighting features and an electric feature fireplace, with a built-in television above, this living end of the room is incredibly inviting allowing you to comfortably relax and enjoy the garden views as the seasons change. Moving into the dining area, there is plenty of space to sit and dine whilst appreciating the garden views, and the kitchen offers a superb number of wall and base units complemented by a granite work surface with a matching upstand. A large central island conveniently houses the waste receptacles in addition to providing further extensive work surfaces which lead to a breakfast bar sitting area – ideal for sharing stories of the day with friends whilst creating culinary delights in the kitchen. There is space for an American-style fridge freezer, space for a large range cooker beneath a smoked glass splash back, a bowl and a half stainless steel sink with a Quooker tap above, a full sized fully integrated dishwasher, a wine cooler, and a superb pantry pullout.

The large utility room offers space and plumbing for a washing machine, a sizeable cupboard ideal for housing larger domestic appliances, a grey resin sink set within a grey cement-look work surface with matching upstand and a further large pantry cupboard. A door opens into the double garage, with insulated roller shutter door, and a further door provides external access to the rear garden.

Taking the stairs to the first floor, you are impressed with the light fittings which are set into the walls – a lovely additional touch of elegance. The landing opens out to 4 bedrooms, 3 bathrooms and a good-sized airing cupboard. The bedroom accommodation showcases superb lighting features, chrome switches and sockets, including useful USB ports, and gorgeous carpets ensuring maximum comfort as you move throughout the different spaces.

The primary suite is an expansive double room with a Juliette balcony with French doors overlooking the rear garden. The shaped ceiling with spotlights and light fittings adds character to this incredibly peaceful room. There is eaves storage in addition to a fabulous walk-through dressing room. Encapsulating boutique hotel style, the ensuite, which is fully tiled, comprises a shower with wet-room flooring and a glass walk-behind shower screen with a waterfall shower head and a separate shower head within, in addition to a beneficial illuminated niche for accessories, a white heated towel rail, a white free-standing oval bath with free-standing tap above, a concealed-cistern toilet with a push button and a matt sandstone-coloured vanity unit with an elongated sink below a round mirrored light. The semi-vaulted ceiling with spotlights adds to the atmosphere to ensure you have the most relaxing bathing experience.

Bedroom 2 is large double room to the front of the property with a sizeable window in addition to a Velux window allowing further light. Ceiling spotlights add to the brightness. The ensuite, with underfloor heating and lovely marble-effect tiling, comprises an illuminated niche, a concealed-cistern toilet with a push button, a shower with wet-room flooring and a walk-behind glass shower screen with a waterfall shower head and a separate shower head within and a niche, a wood-look vanity unit with a quality Imex sink on top and an electric mirror above. A white heated towel rail ensures added comfort. Natural light enters via a Velux window within the shaped ceiling and automatic low-level lighting ensures useful illumination during the night if needed.

Bedroom 3 is another spacious double with a dormer window overlooking the front of the property. This room offers built-in wardrobes and drawers, a sumptuous carpet, chrome switches and sockets and a dimmer switch enabling easy lighting control.

Bedroom 4 is a further double room with a Velux allowing for natural light with ceiling spotlights adding to the brightness. A dark-coloured radiator ensures added comfort.

Exuding comfort, style and elegance and showcasing Villeroy and Boch ceramics, the fully tiled family bathroom comprises a shower with wet-room flooring, a smoked glass walk-behind shower screen, a black waterfall shower head and a black separate shower head within, a beautiful double-ended large white bath with black taps, a large trough sink

on top of a wood-look vanity unit, a black heated towel rail, an illuminated round mirror and a concealed-cistern toilet with a black push button. Within all the bathrooms, the showers benefit from external controls ensuring an enjoyable bathing experience.

This gorgeous home is set within beautiful wrap-around gardens which can be appreciated from many of the principle living areas. This outside space is the perfect place in which to relax and unwind after the hustle and bustle of the day or enjoy entertaining family and friends during those warm summer months.

Tenure - Freehold
Council Tax - Band: G £4277.44
EPC: B

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

- I love this house!!
- Wanting a spacious light high quality home?
- Stunning almost new build
- Driveway parking
- Large garage
- Garden
- Stunning interiors
- Amazing kitchen diner/living area
- Two further living rooms/lounges
- Utility room
- Fabulous master suite
- A to die for home must be viewed

Contact Us

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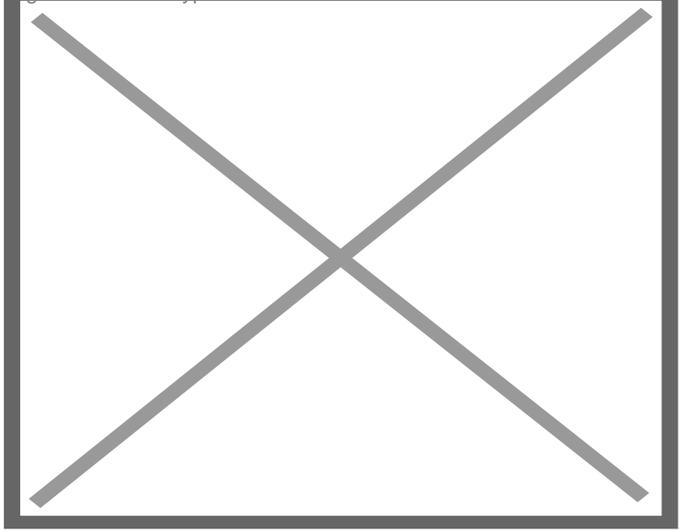


Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A	87	90
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

Environmental (CO₂) Impact Rating

	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92-100) A	88	91
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	



Approximate total area⁽¹⁾
 2138.69 ft²
 198.69 m²

Reduced headroom
 2.8 ft²
 0.26 m²

(1) Excluding balconies and terraces

Reduced headroom
 ----- Below 5 ft/1.5 m

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.

GIRAFFE360



Floor 1

Approximate total area[®]

1462.49 ft²
135.87 m²

Reduced headroom

99.62 ft²
9.26 m²

(1) Excluding balconies and terraces

Reduced headroom

----- Below 5 ft/1.5 m

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