

# Cairn View, Longframlington, Morpeth, Northumberland

**Offers Over £425,000**



## Full Description

This is your opportunity to own a delightful property boasting private wrap around gardens, stunning views and a quiet cul-de-sac location. Elizabeth Humphreys Homes are proud to welcome to the market this 3 bedroomed detached bungalow located in the Northumberland village of Longframlington. This significantly modernised and upgraded home benefits from Tarmac driveway parking leading to a double garage with an up and over electric door, uPVC windows and a composite front door, quality oak internal doors, LPG central heating, super-fast fibre connection for the home workers and all the other usual mains connections.

Longframlington has a number of 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.

The front door opens into a light and airy entrance hallway which provides

convenient access to the main living areas to one side and the bedroom accommodation to the other. You are left in no doubt of the quality of finish offered from this point of entry onwards and the light wood effect flooring is stylish and attractive extending into the kitchen-diner and utility creating a seamless transition between the different spaces.

Spacious and inviting, the kitchen-diner appeals to modern living where there is plenty of space to sit and dine whilst being able to chat to those creating culinary delights within the kitchen. With a bank of storage units in addition to plenty of wall and base units the kitchen is a superb space which is illuminated by natural light entering via three windows. The unit doors are a combination of light grey and grey/blue complemented by a contrasting stone effect laminate work surface with a waterfall edge and matching up stand which creates a sublime look. In terms of fitted equipment, there is a fridge-freezer, a single bowl acrylic sink, a double oven with a microwave above, a Zanussi hob with a stainless-steel splash back behind and an extractor fan above, a dishwasher and a wine cooler. Additional lighting is by way of under unit lighting and ceiling spotlights.

The lounge is a warm and welcoming room showcasing a sumptuous carpet creating comfort as you move throughout. A wall-mounted gas feature fireplace forms an attractive focal point enticing you to sit before it during the cooler months. A window to the side allows for natural light and sliding doors open into a gorgeous garden room, with a glass roof and many windows, which takes full advantage of the stunning views of the garden and the countryside beyond. A pair of doors provide access to the garden creating free flow of movement between indoor and outdoor living.

The principal bedroom is a spacious light and bright king-sized room with a large window overlooking the garden and two banks of fitted wardrobes offering excellent storage. The en-suite comprises a close coupled toilet with a push button behind, a vanity unit with a hand wash basin on top and a wall mounted mirror over, a further storage unit and a shower cubicle, with wet walling and electric shower within. The space is finished with grey tiling creating a sleek and stylish look which is illuminated perfectly by the natural light entering.

Bedroom 2 is a large double room overlooking the side of the property. This restful room also offers beneficial built-in storage.

Bedroom 3 is a single room with a window to the side taking advantage of garden views and the southerly sunshine. Another lovely light and bright room.

The family bathroom showcasing beautiful tiling, comprises a bath with a handheld shower over, a double sized shower cubicle with a walk behind screen and standard shower head above, a vanity unit which incorporates a hand wash basin and a concealed cistern toilet with a push button behind, a ladder rack style towel rail and sliding door storage. Further storage is available in the sizeable airing cupboard further along the hallway as you approach the utility room which offers additional wall and base units, plumbing and space for a washing machine and a single bowl stainless steel sink within the work surface with brick style splash back tiling behind. A window to the side allows for natural light and a door from the utility opens into the double garage, with an electric up and over door,



which presents further storage options and space for a second fridge-freezer and a tumble dryer. Natural light enters via two windows.

The wrap around gardens are extensive. Mainly laid to lawn and framed by an attractive border, this outside space is your haven of peace and tranquillity. There are raised beds ideal for planting vegetables or cut flowers and a patio, which catches the sun in the evening, offers the perfect space for al fresco dining with family and friends. A further patio to the side of the property is well placed to make the most of the daytime sunshine: the perfect spot for lunch or late morning coffee as you relax and enjoy the stunning far reaching garden and countryside views.

Tenure: Freehold

Council Tax Band: E, £2,916.01 for the 2025/26 financial year

EPC: E

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

- Garage
- Gardens
- Stunning views
- Light and bright home
- Driveway parking
- Stunning modernised home
- Ensuite
- Very sought after location

## Contact Us

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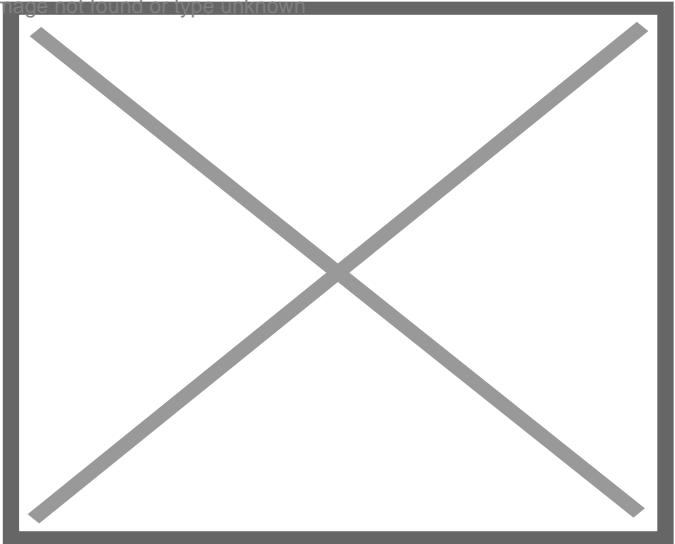






Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	50	60
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC		

Environmental (CO <sub>2</sub> ) Impact Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92-100) A		
(81-91) B		
(69-80) C		71
(55-68) D		
(39-54) E		
(21-38) F	38	
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England, Scotland & Wales EU Directive 2002/91/EC		





Approximate total area<sup>(1)</sup>  
1602 ft<sup>2</sup>  
148.6 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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