

# Cairn View, Longframlington, Morpeth, Northumberland

Offers Over £425,000



## Full Description

This is your opportunity to own a delightful property boasting a private garden, with beautiful views, in a quiet cul-de-sac location. Elizabeth Humphreys Homes are proud to welcome to the market this 3 double bedroomed detached bungalow situated in the Northumberland village of Longframlington. This home benefits from a block-paved driveway with parking leading to a double garage with an electric door, attractive front and rear gardens, uPVC windows and a composite front door, quality oak internal doors, LPG central heating, 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.

A shaped lawn framed by mature planting welcomes you to this attractive

brick-built property. Entry is via a couple of steps which lead to the front door which opens into a spacious and airy entrance hall which benefits from a terracotta-coloured riven tiled floor, with a black and grey border, which is both practical and attractive. A dado rail adds character, and a partially glazed door opens into the main L shaped hallway, with lovely hard flooring and a dado rail, providing access to the principal living spaces in addition to a substantial fitted cupboard ideal for shoe storage and cloaks hanging.

The lounge is a wonderfully welcoming and inviting room which offers plenty of space for a range of comfortable furniture. This neutrally decorated room boasts a bay window which takes advantage of far-reaching views over open countryside and being perfectly positioned for enjoying summer sunsets, simply stunning. The room also features a sleek and contemporary-looking wood burner set into a fireplace with a black granite hearth and surround with a wooden mantle forming an exquisite focal point enticing you to sit before it during the cooler months. Alcoves to either side offer a convenient space for a television or other furniture. Oak and glass doors lead both into the hallway and the dining room facilitating free flow of movement between the different spaces ideal for entertaining and parties.

The spacious and airy kitchen which is beautifully light and bright offers a good number of modern wall and base units with a cream-coloured shaker style door complemented by a solid wooden work surface and attractive tile upstand which continues to the windowsill. There is a double bowl stainless steel sink beneath a large window overlooking the side of the property, a Bosch dishwasher and space for a free-standing cooker beneath a glossy black splash back and a NEFF stainless steel chimney style extractor fan, there is also space for a freestanding fridge freezer.

The dining room, with coving and a central ceiling rose, offers plenty of space to sit and dine in addition to accommodating a range of further furniture. A window to the side overlooks mature shrubs forming a pleasant view.

A pair of French doors open into a west facing garden room which captures the most beautiful views over open countryside to the Simonside hills beyond. This restful and relaxing room offers further comfortable living with a solid roof enabling the space to be used throughout every season: an ideal place in which to while away the hours enjoying the lovely garden views entering through the many windows and French doors which open out into the garden onto a paved area ideal for al fresco dining during the warm summer months.

The garage is accessed from the kitchen and incorporates a utility with plumbing and space for a washing machine and space for a tumble dryer. There are wall and base units offering additional storage, the gas boiler is in the garage for ease of access, and a single bowl stainless steel sink. A glazed uPVC door provides external access to the side of the property and to the area that houses the wheeled waste containers and the LPG tanks. The garage offers further storage space and base units extending down the side below a window, with privacy glass, which overlooks the front garden.

The hallway continues to the bedroom accommodation and the family bathroom. Partially boarded loft storage is available with a pull-down ladder providing easy access. All the bedrooms are neutrally decorated allowing the easy addition of accent colour should you so wish and all benefit from coving which adds elegance.

The primary bedroom is an impressive super-king sized room, with en-suite facilities, overlooking the rear of the property and capturing beautiful views over open countryside. There is plenty of space for additional bedroom furniture. The en-suite comprises a Quadrant shower cubicle with an electric shower within, a white high gloss vanity unit with a hand wash basin on top, a vanity shelf with an inset mirror, a white wall mounted unit, an extractor fan, a close coupled toilet with a push button behind, a heated towel rail and a free-standing vanity unit. The neutral beige tiling works in harmony with the light wood effect flooring all of which is illuminated by natural light entering via a window with privacy glass.

Bedroom 2 is a large super-king sized room taking advantage of views over the front garden and mature shrubs. This light and bright room incorporates a substantial cupboard which offers excellent storage potential.

Bedroom 3 is a light and bright double room with a view over the front garden. This room is currently utilised as a home office and bedroom combined.

The family bathroom comprises a bath, a vanity unit with a hand wash basin on top, a wall fitted mirror with shelving below and a close couple toilet with a push button behind. A chrome heated towel rail and a radiator ensure added comfort. A window, with privacy glass, overlooks the side of the property and illuminates the décor and washed wood effect flooring perfectly.

The rear garden offers a private and idyllic outside space. The paved area, accessed from the garden room, leads to a couple of steps up into two lawned areas separated by a stone wall. A picket fence at the foot of the garden allows the uninterrupted views of the open fields to be enjoyed whilst relaxing with a glass of wine or cup of coffee.

Tenure: Freehold  
Council Tax Band:  
EPC:

#### 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

- No chain
- Stunning views
- Spacious living areas
- Very well presented
- Ensuite
- Large garage
- Plenty of driveway parking
- Wonderful village location
- Walk to shops, pubs, cafe, bus stop.

## Contact Us

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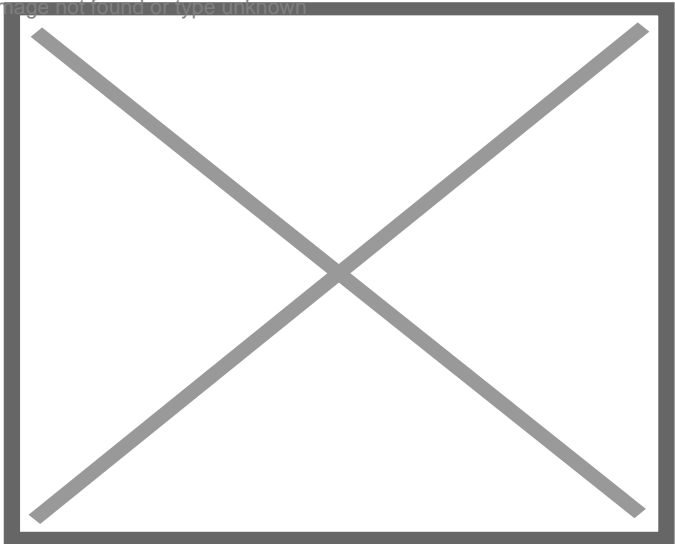








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Approximate total area<sup>(1)</sup>  
1660 ft<sup>2</sup>  
154.1 m<sup>2</sup>

(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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