

# Douglas Crescent, Swarland, Morpeth, Northumberland

Offers Over £270,000



## Full Description

This property occupies a superb plot and benefits from gorgeous wrap around gardens. Elizabeth Humphreys Homes are delighted to welcome to the market this fabulous 2 bedroomed semi-detached bungalow located in the Northumberland village of Swarland. The property boasts driveway parking leading to a single garage, gorgeous wrap around gardens, uPVC windows and a composite front door, oil central heating, and all the other usual mains connections. This superb property would appeal to those looking to easily commute north or south but who would prefer to be surrounded by beautiful countryside.

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 with 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.

Entry is via the front door which opens into an entrance porch offering a warm welcome. A wood and glass door leads into the main hallway which

provides convenient access to the principal living spaces. The wood-look flooring works in harmony with the oak doors creating a stylish finish.

Bathed in natural light courtesy of a large window capturing views to the front of the property towards the coast, the lounge is an inviting and spacious room in which to spend time with family and friends. The open fire forms an attractive focal point, and the addition of coving adds elegance.

The kitchen offers a good number of wall and base units with a solid wood door complemented by a contrasting work surface and harlequin splash back tiling. There is plumbing and space for a free-standing dishwasher, a fridge-freezer, a cooker and space for a dining table and accompanying chairs. The kitchen benefits from a pantry cupboard and a further storage cupboard ideal for larger domestic appliances. A large window, above the single bowl stainless sink, takes full advantage of the rear garden views and your eye is drawn to the forest at the foot. A wooden stable door leads into a rear conservatory style porch flooded with natural light entering from the many windows. There is plumbing and space for a washing machine, space for a tumble dryer and the oil boiler is housed here for ease of access. The space is finished practically with a quarry tiled floor, and a uPVC door provides access to the rear garden.

The principal bedroom is a spacious double room with a window to the front capturing views towards the coast. This room boasts built in wardrobe storage and plenty of space for further bedroom furniture.

Bedroom 2 is a large double bedroom benefiting from direct access to a superb conservatory. The westerly sunlight bathes this room beautifully and a sliding glass door opens into the conservatory with a glass roof light controlling the temperature. A pair of French doors open into the rear garden and create free flow of movement between indoor and outdoor living. This room could equally be utilised as a second reception room if you so wished.

The family bathroom comprises a deep white bath with a bi-fold shower screen and a shower over, a pedestal wash hand basin, a close coupled toilet with a push button behind and a window overlooking the rear. The space is fully tiled around the bath and shower area with half tiling to the remaining walls.

The outside space is superb and the rear garden, which is not overlooked, extends to the woodland at the foot which creates a restful backdrop and where you can enjoy walking and nature spotting. There is a shed ideal for the storage of garden accessories and a greenhouse perfect for the green fingered gardener to while away the hours potting and planting ready to transfer into the raised beds surrounding the lawn. There are plenty of spaces within this wonderful garden to relax and unwind at the end of the day or to enjoy al fresco dining with family and friends during the warm summer months.

Tenure: Freehold

Council Tax Band: C £2281.29

EPC: D

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#### 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

- Larger garden
- Garage
- Views
- Driveway parking
- Greenhouse
- Lovely and light
- Sought after village location
- Fabulous walking area

## Contact Us

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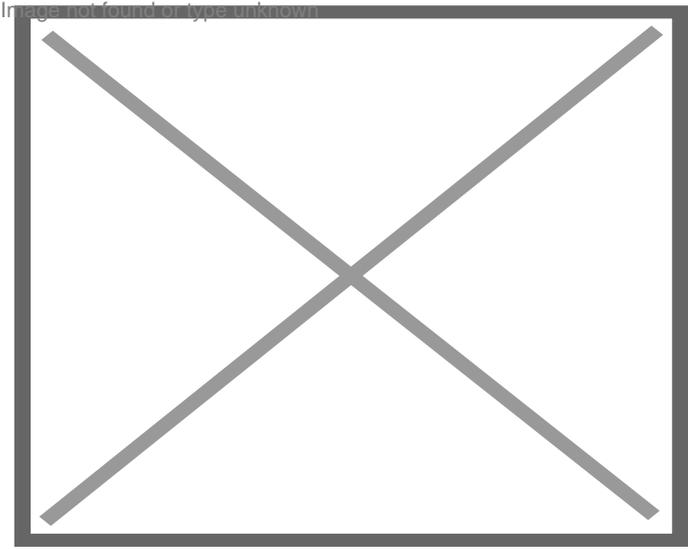
E: [info@eh-homes.co.uk](mailto:info@eh-homes.co.uk)













Ground Floor Building 1

Approximate total area<sup>(1)</sup>  
98.8 m<sup>2</sup>  
1063 ft<sup>2</sup>

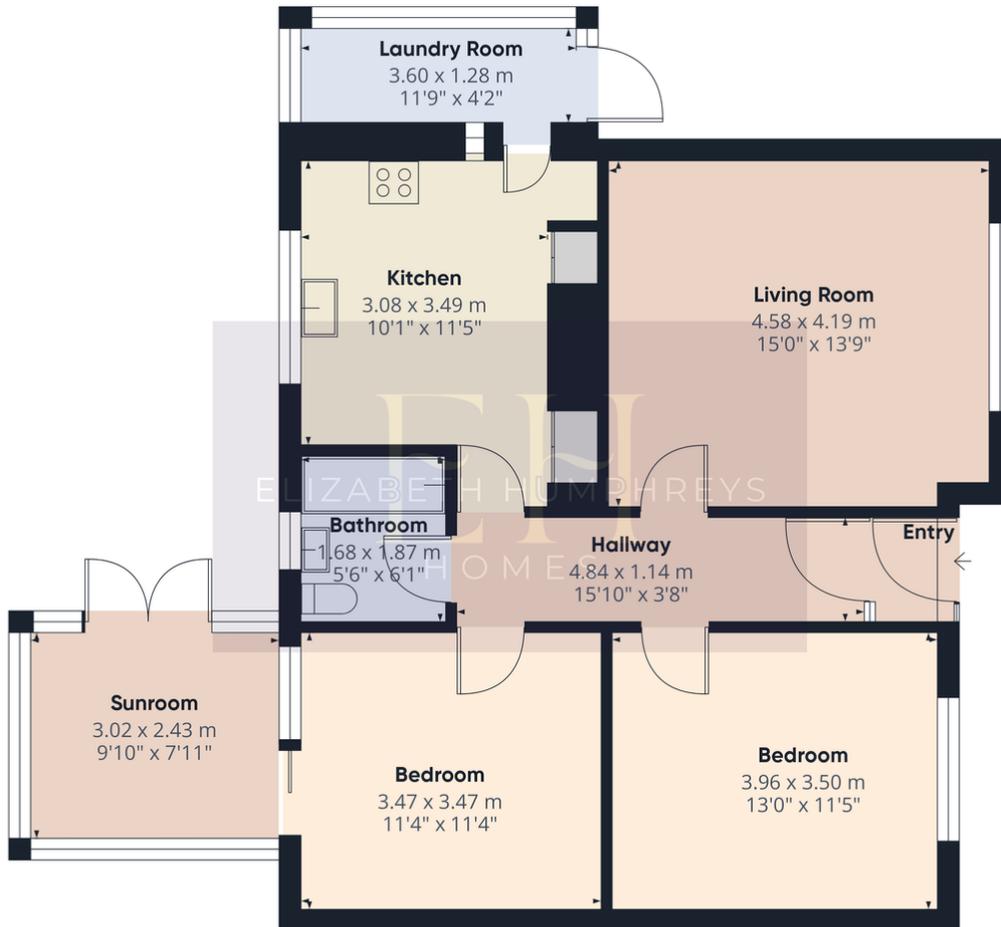


Ground Floor Building 2

(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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Ground Floor Building 1

Approximate total area<sup>(1)</sup>  
81.4 m<sup>2</sup>  
876 ft<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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**Garage**  
2.73 x 6.38 m  
8'11" x 20'11"

**Approximate total area**  
17.4 m<sup>2</sup>  
187 ft<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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Ground Floor Building 2