

Fenwick Park, Longframlington, Morpeth, Northumberland

OIRO £320,000



Full Description

FREEHOLD ON COMPLETION. A well-presented family home enabling you to escape to the country and live within this area of outstanding natural beauty. Elizabeth Humphreys Homes are proud to welcome to the market this 4 bedroomed detached property located in the Northumberland village of Longframlington on the prestigious Fenwick Park Cussins development. This home features a single garage, attractive front and rear gardens, excellent storage options, uPVC windows and a composite front door, an air source heat pump, 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 property benefits from a pleasant open aspect to the front and the

garden features an attractive tree which offers an element of privacy in addition to an enjoyable focal point. A path, between two lawns, leads to the front door which opens into an entrance hallway with stairs ascending to the first floor and various doors leading off. The ground floor WC is a superb asset as it negates the need to continually frequent the upstairs facilities. The suite comprises a concealed cistern toilet with a storage shelf behind and a full pedestal hand wash basin with a matching splash back tile. A window to the side, with privacy glass, allows for natural light. Furthermore, within the hallway, there is a cupboard housing the washing machine and a secondary freezer and the space beneath the stairs offers additional storage.

The lounge is a welcoming and inviting room in which to spend time with family and friends. Lovely and light and bright courtesy of a large bay window to the front, this room is beautifully presented with a vibrant colour scheme creating a stylish and designer look which continues throughout. There is plenty of space for a variety of comfortable furniture in addition to a dining table and accompanying chairs although there is scope to reconfigure this if you so wished and dine within the kitchen.

Located to the rear of the property, the kitchen-diner is a large open plan space appealing to modern living. The current owners have organised the room to accommodate a settee before the bi-fold doors which open out to the rear garden: a lovely place to sit and relax and enjoy the garden views. The kitchen offers a good number of wall and base units with a grey door complemented by a white laminate work surface with matching upstand. A central island, with a wine cooler and useful storage, incorporates a four place BOSCH induction hob beneath a chimney style fan and offers a breakfast bar and further seating. In terms of other fitted equipment, there is a fridge-freezer, a BOSCH double oven with microwave above and a bowl and a half Blanco sink. A window overlooks the side of the property adding further light to the tremendous amount entering from the bi-fold doors.

Taking the stairs to the first floor, the T shaped landing opens out to four bedrooms, the family bathroom and a storage cupboard housing the hot water cylinder.

The primary bedroom is located to the front of the property and is a spacious light and bright king-sized room with en-suite facilities and a built-in double wardrobe. The suite comprises a grey high gloss tiled shower enclosure with a water fall shower head and a separate shower head behind a glass door, a half pedestal hand wash basin and a concealed cistern toilet with attractive tiling behind. Natural light illuminates the space beautifully.

Bedroom 2 is a good-sized double room with a large window taking advantage of the pleasant views to the rear. The carpet adds comfort as you move throughout this peaceful room.

Bedroom 3 overlooks the front of the property and is a double room. This restful room is finished with laminate flooring creating a sleek and stylish look.

Bedroom 4 is a single room, currently used as an office, to the rear of the

property: another light and bright room finished with a carpet adding elegance.

The family bathroom comprises a bath with a waterfall shower head and a single shower head over, a close coupled toilet with a push button behind and a pedestal hand wash basin. A chrome heated towel rail ensures added comfort, a window allows for natural light and grey high gloss tiling finishes the room perfectly.

The rear garden is an oasis of peace and tranquillity and has been beautifully landscaped to incorporate two tiers creating interest and variety. The upper tier is paved to provide space to sit and also space for a shed, The air source heat pump also sits on this level. The lower level is grassed with a raised decked area offering another pleasant place to sit. To the side, there is space to house waste containers. The garage, with further beneficial storage, can be usefully accessed from the garden.

Tenure: Leasehold

Council Tax Band: D, £2,385.82 for the 2025/26 financial year
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

- Freehold on Completion
- Garage
- Lovely gardens
- Driveway Parking
- Light and spacious
- Ensuite
- Wonderful kitchen family room
- Sought after village location
- Walk to shops and pubs, cafe etc

Contact Us

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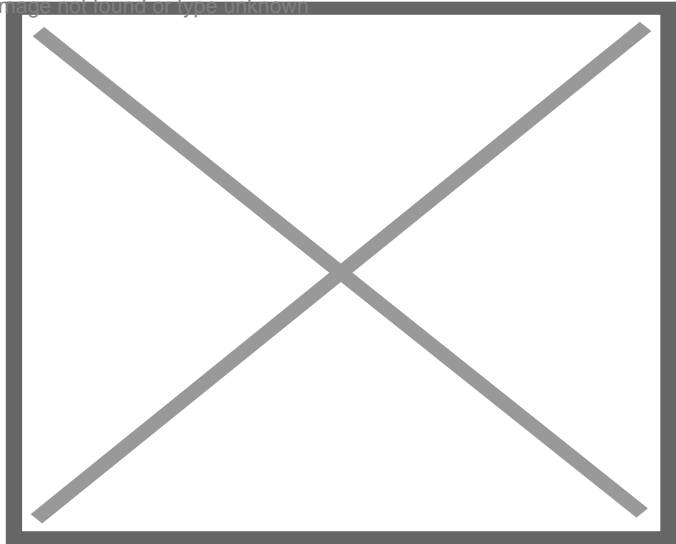


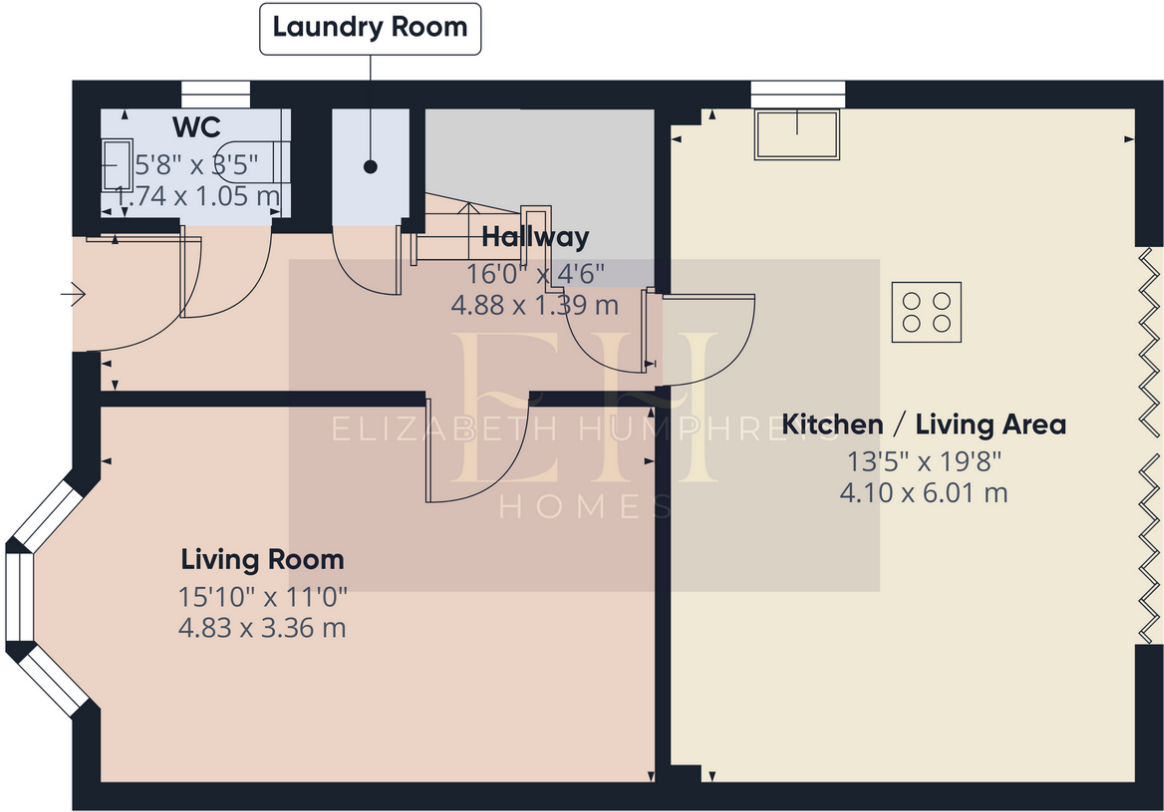




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		90
(81-91) B		
(69-80) C	80	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 

Environmental (CO ₂) Impact Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-100) A		91
(81-91) B	82	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales		EU Directive 2002/91/EC 





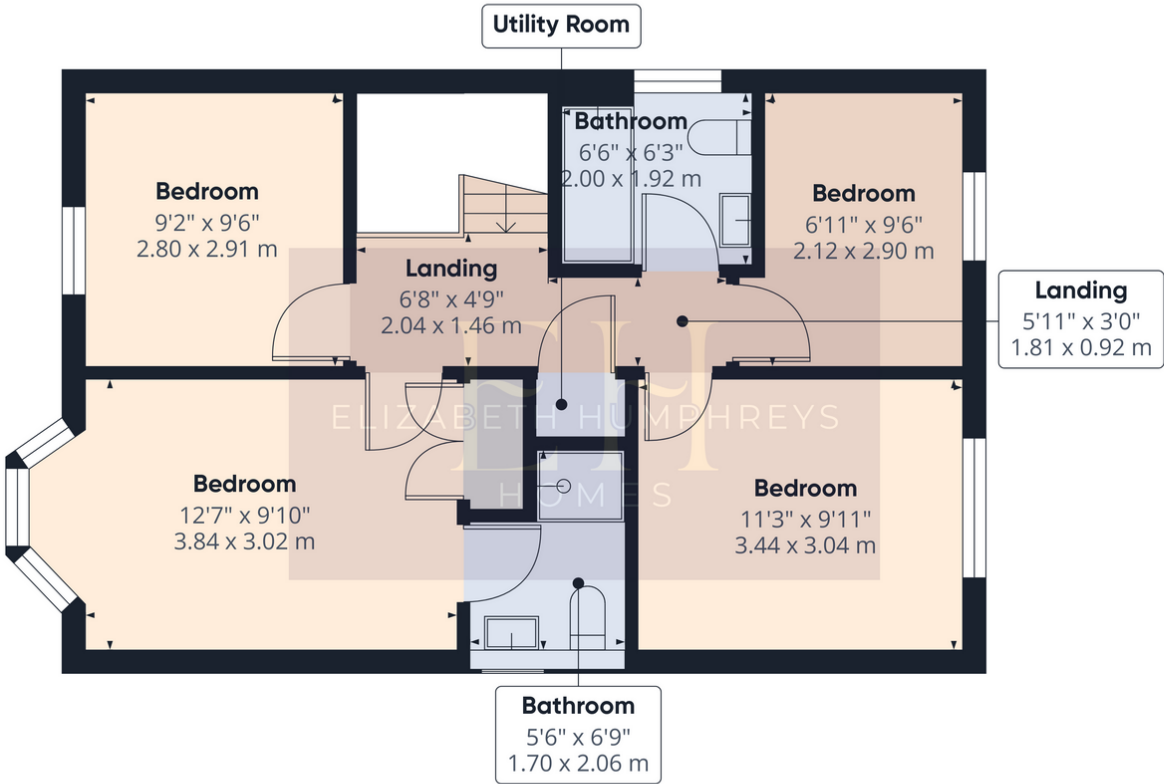
Approximate total area⁽¹⁾
588 ft²
54.7 m²

(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



Approximate total area⁽¹⁾
554 ft²
51.4 m²

(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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Floor 1