

# Gentian Court, Fairfield Manor, Longframlington, Morpeth, Northumberland

£205,000



## Full Description

A beautiful home enabling you to escape to the country and live within this area of outstanding natural beauty. Elizabeth Humphreys Homes are proud to bring to the market this attractive 2 double bed roomed ground floor apartment located on the edge of the Northumberland village of Longframlington. The home would make a great alternative to a bungalow being on the ground floor. This stone-clad Tantallon home benefits from a lovely sunny front garden framed by a wall with cast iron railings and a gate, a charming rear courtyard space, uPVC windows and a composite front door, gas central heating, good broadband and all the other usual mains connections.

The current owners have carefully chosen the décor creating a wonderful look throughout and this incredibly attractive and comfortable home is the ideal property for someone looking to downsize or for a smaller lower maintenance garden yet still with the benefit of a green and leafy countryside location.

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 garden offers a warm welcome and a beautiful place to sit and relax with a cup of coffee during those warm summer months. A path between two lawned areas framed by cottage-style planting leads to the composite front door which opens into the well-presented lounge, which is gloriously light and bright courtesy of a large window overlooking the front of the property. The electric feature fireplace forms an attractive focal point, and the lovely light of ceiling add to the appeal of this inviting room.

The kitchen-diner is accessed via a wood and glass door and is a spacious room finished with pleasant vinyl flooring. There is plenty of space to sit and dine in addition to the kitchen offering a good number of wall and base units with a navy base door and a light grey wall door complemented by a light-coloured work surface with a matching upstand. The kitchen fittings comprise an integrated fridge freezer, an integrated washer-dryer, an under bench electric oven, a four-burner gas hob beneath a chimney-style extractor fan and a stainless-steel splash back, and a single bowl stainless steel sink. In addition, there is a useful cupboard in the corner housing the consumer unit and the boiler in addition to offering cloak storage and which is ideally placed next to a composite door which provides external access to the rear courtyard.

From the kitchen, there is a hallway which leads towards the bedroom accommodation and the bathroom.

The primary bedroom is beautifully light and bright with a window overlooking the pretty front garden. This restful room, with high ceilings and neutral decoration, offers excellent storage potential in the form of a large corner cupboard.

Bedroom 2 is another large double with an attractive feature wall and a window overlooking the front of the property.

Offering a quality bathing experience, the bathroom comprises a concealed-cistern toilet with a push button, a high-gloss white vanity unit with a semi-winged sink on top and a white bath with a separate shower over behind a glass shower screen. The space has been tiled fully within the shower area and at half-height around the remaining walls. Ceiling spotlights add brightness, and an extractor fan ensures added comfort.

To the rear, the courtyard is attractively paved and leads to two allocated parking spaces beyond.

Tenure - Leasehold

Council Tax - Band A £1590.54

EPC: Band 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

- A great alternative to a bungalow
- Lovely garden
- Two allocated parking spaces
- Walk to shops
- Walk to Pub
- Very sought after village location
- Light and spacious
- Views

## Contact Us

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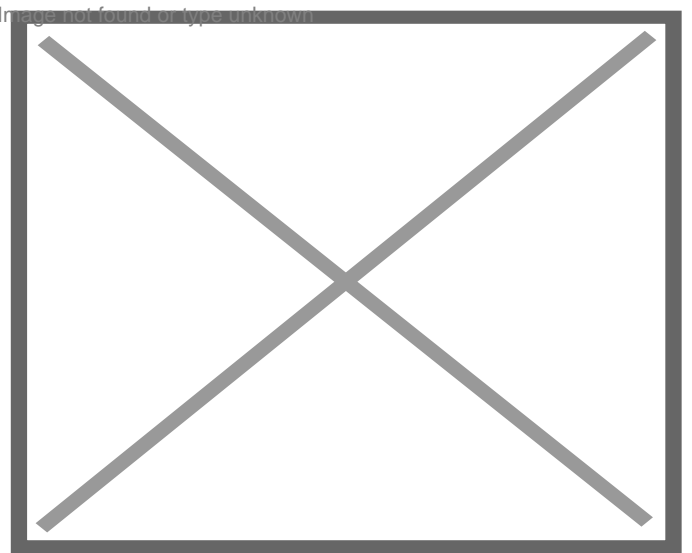


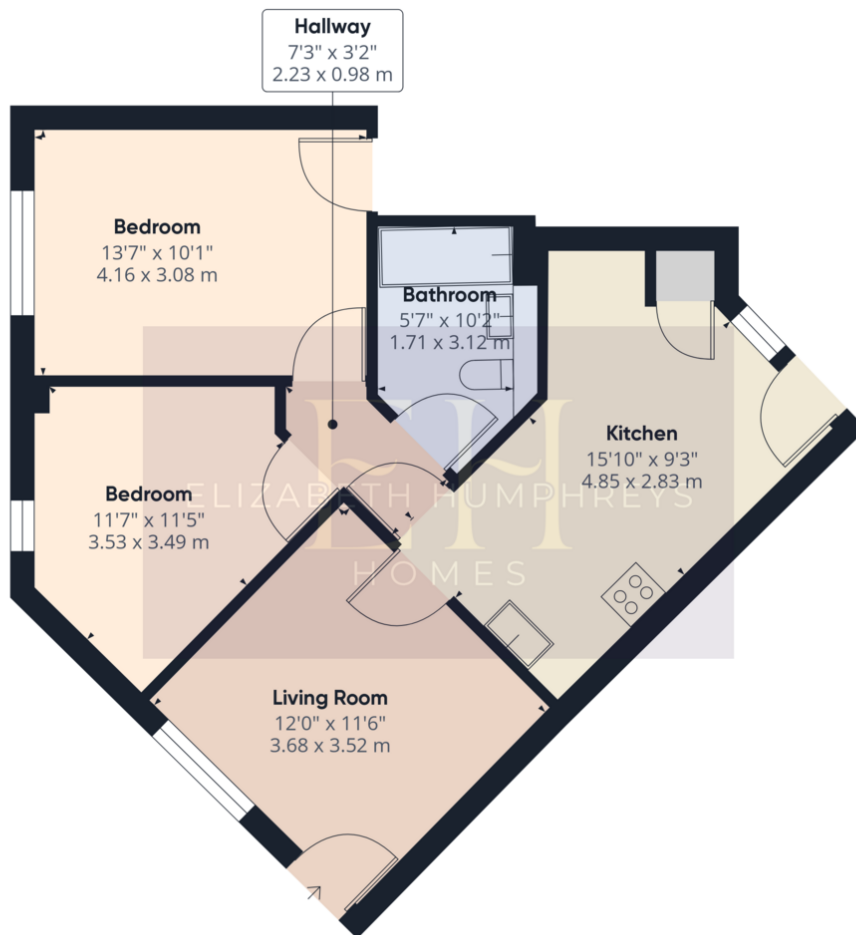




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B	84	84
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC		

Environmental (CO <sub>2</sub> ) Impact Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92-100) A		
(81-91) B	88	88
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(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>**  
622.15 ft<sup>2</sup>  
57.8 m<sup>2</sup>

(1) Excluding balconies and terraces

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 are based on RICS IPMS 3C standard.

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