

Gentian Court, Longframlington, Morpeth, Northumberland

£240,000



Full Description

An immaculately presented home enabling you to escape to the country and live in this lovely village. Elizabeth Humphreys Homes are proud to bring to the market this attractive 3 bedroomed end of terrace property located on the edge of the Northumberland village of Longframlington. This lovely home benefits from attractive front garden and rear gardens, plenty of parking to the rear, uPVC windows and a composite front door, contemporary quality white internal doors, good broadband and all the other usual mains connections. This incredibly attractive, sociable and comfortable family home, set in a beautiful location, is one of the most sought-after properties in the locality.

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 an internal hallway furnished with a sumptuous grey carpet. You are immediately impressed by the modern clean lined look which greets you upon entry and this continues throughout. Stairs ascend to the first floor and various doors lead off. The 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 push button and a half pedestal wall hung hand basin with a grey splash back tile behind. Natural light enters via a window to the front with ceiling spotlights adding to the brightness.

Bathed in natural light, the spacious lounge is a welcoming room finished with a quality grey carpet incorporating a hint of beige creating a lovely look. The large window takes advantage of a pleasant aspect to the front of the property, and the high ceilings add to the sense of space: a glorious room in which to spend time with family and friends. The room benefits from access to storage beneath the stairs.

Entered from the lounge, the kitchen-diner is a wonderfully sociable space appealing to modern living. The dining room area, which comfortably accommodates a dining table and accompanying chairs, is finished with a carpet which blends with the vinyl grey herringbone look flooring of the kitchen. There are plenty of wall and base units with a grey shaker style door complemented by a contrasting grey wood effect work surface with a matching upstand. In terms of fitted equipment, there is an under bench electric oven beneath a chimney style extractor fan and a stainless-steel splash back, a large bowl and a half stainless steel sink with drainer, a washing machine and a fridge-freezer. The LPG gas boiler is housed in a corner cupboard for ease of access. A window above the sink offers glorious views over open fields to the valley beyond and a pair of French doors open onto a paved area which is the ideal space for al fresco dining with family and friends. There are plenty of ceiling spotlights which add to the brightness and the high ceilings allow for the addition of the flamboyant light fittings above the dining end of the room.

Taking the stairs to the first floor, the landing opens out to three bedrooms, the main bathroom and an airing cupboard offering shelved storage. Loft access is available. The first-floor benefits from matching carpets in all the rooms except the bathroom which is finished attractive hard flooring.

The primary bedroom is large double room with two windows capturing a nice aspect to the front of the property. This spacious and restful room offers built-in wardrobes, with a mirrored middle section.

Bedroom 2 is located to the rear of the property and takes advantage of the lovely open countryside views.

Bedroom 3 is a large single room with a window to the rear. This room is currently utilised as a dressing room.

All the bedrooms are beautifully decorated in neutral tones allowing the easy addition of accent colour should you so wish, and the windowsills are of note as the depth allows the display of ornaments or photographs which adds a personal touch.

The family bathroom is stylish and contemporary looking. There is a white

high gloss fitted vanity unit with a sink on top and a grey splash back tile behind which works in harmony with the grey embossed tiling within the shower area, a concealed cistern toilet with a push button behind and a white bath with a separate shower over behind a glass screen. A full-sized mirror extends behind the hand wash basin and toilet area adding to the sense of space and reflecting the natural light around the room entering via a window. The space is finished with a chrome heated towel rail and an attractive toilet roll holder adds a finishing touch of elegance. Ceiling spotlights add to the brightness.

The private rear garden has been landscaped to offer a good amount of paving and lawn and is an idyllic space in which to relax at the end of the day whilst enjoying views to the rear. A path leads to a gate providing convenient access to the parking at the rear of the property.

Tenure: Freehold
Council Tax Band: C £2120.73
EPC: Ordered

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

- Plenty of parking to the rear
- Very well presented
- Light and spacious
- Nice view to the rear
- Ground floor WC
- Lovely rear garden
- Walk to shops, pubs and café.

Contact Us

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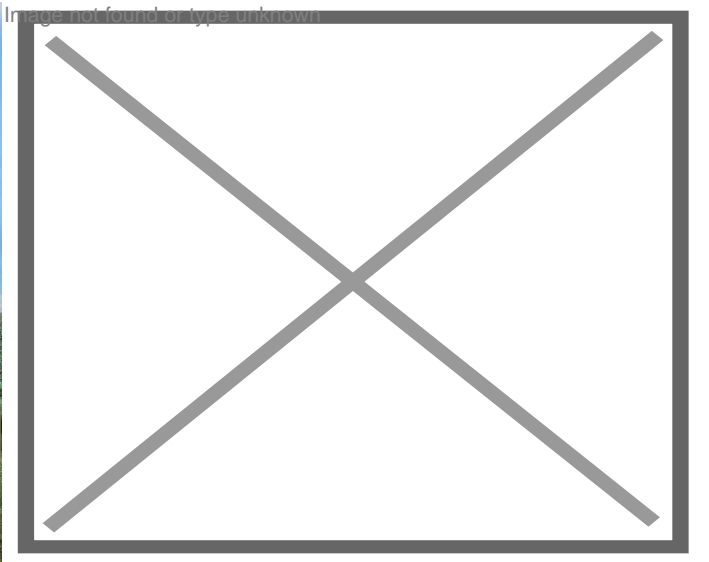


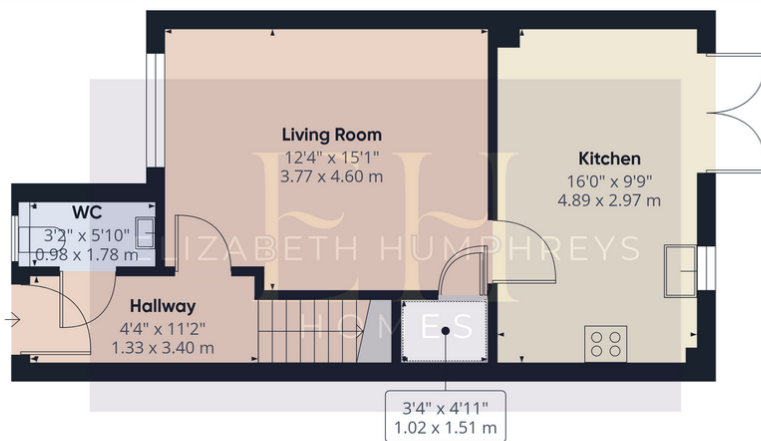








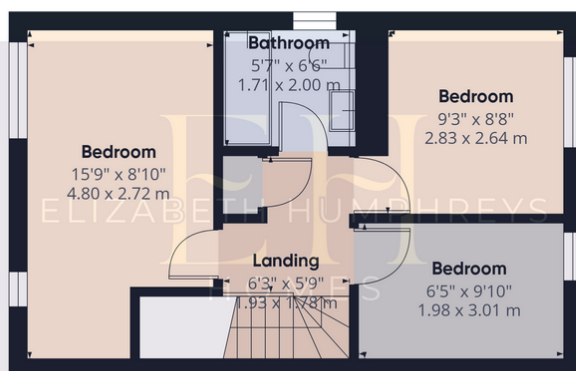




Ground Floor



Approximate total area⁽¹⁾
821 ft²
76.4 m²

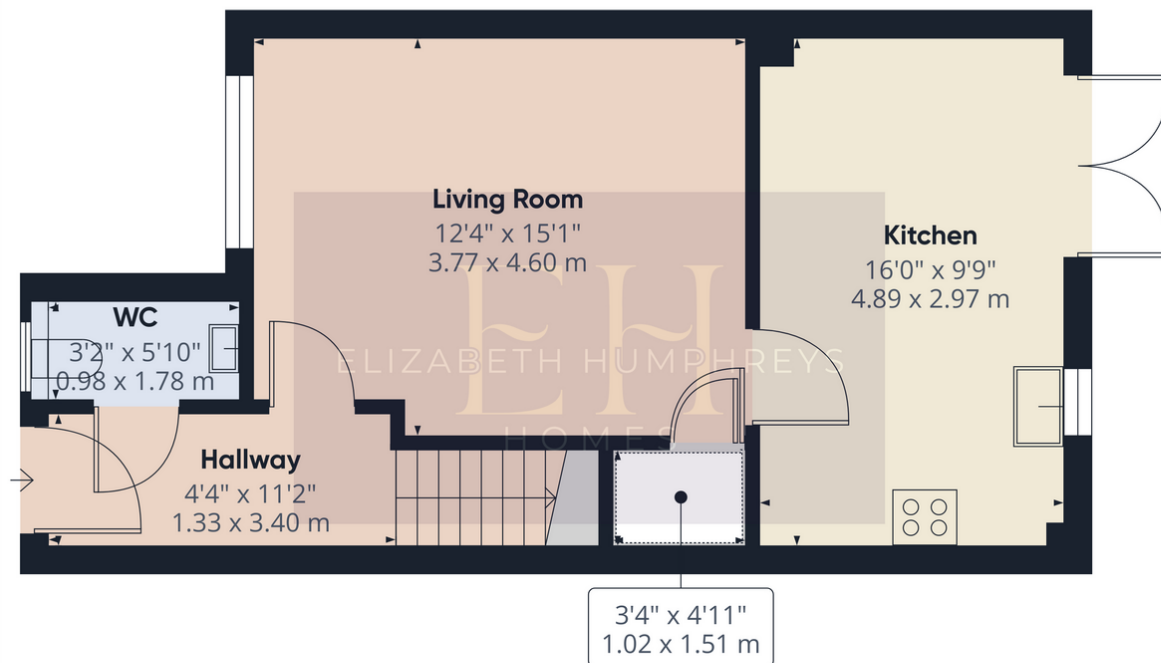


Floor 1

(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

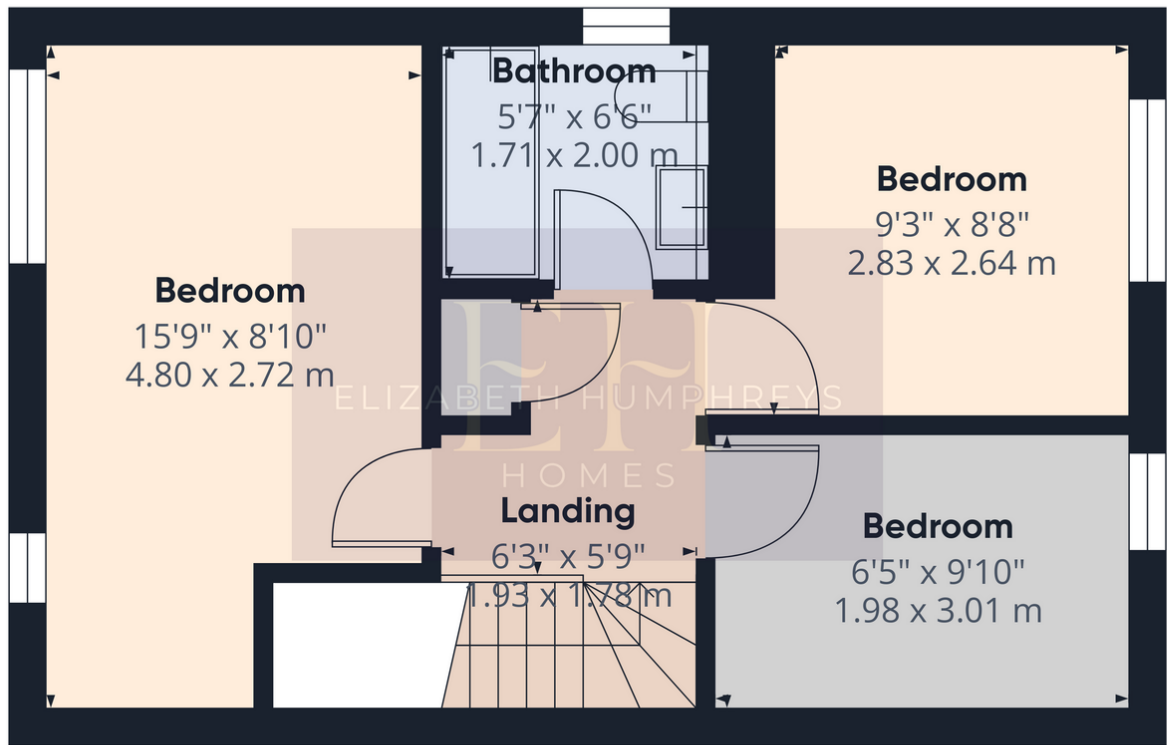


Approximate total area⁽¹⁾
465 ft²
43.3 m²

(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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Approximate total area⁽¹⁾
356 ft²
33.1 m²

(1) Excluding balconies and terraces

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Floor 1