

Gentian Court, Longframlington, Morpeth, Northumberland

£260,000



Full Description

Beautifully Upgraded Three-Bedroom Home with Exceptional Specification Throughout

Elizabeth Humphreys Homes are delighted to welcome to the market this outstanding three-bedroom home, occupying a desirable position on the edge of the sought-after Longframlington development. Having been significantly upgraded by the current owners well beyond the original builder's specification, this exceptional property offers stylish, contemporary living with an abundance of bespoke features, quality finishes and thoughtfully designed storage throughout.

Approached via an attractive enclosed front garden, bordered by a low stone-effect wall with wrought iron railings and beautifully planted borders surrounding an artificial lawn, the property immediately creates an excellent first impression. A smart black composite entrance door opens into a welcoming hallway, where the sense of quality is evident from the moment you step inside. Large-format porcelain stone-effect floor tiles, laid with contrasting grout, flow seamlessly through the hallway and into the kitchen, while the impressive ceiling heights enhance the feeling of space throughout the ground floor.

The hallway provides access to the principal accommodation together with a beautifully upgraded cloakroom/WC, fitted with a contemporary concealed cistern WC, vanity wash hand basin and elegant half-height stone-effect wall tiling, all complemented by natural light from the side window.

The sitting room is a wonderfully proportioned and inviting space, offering flexibility for modern family living. Finished in calming neutral tones, it comfortably accommodates substantial furniture and centres around a contemporary electric feature fireplace, creating an attractive focal point. Bespoke Sharps fitted cabinetry either side of the media area provides excellent display and storage space, while a shelved under-stairs cupboard offers further practical storage and houses the tumble dryer.

To the rear of the property lies the impressive kitchen/diner, undoubtedly one of the home's standout features. Upgraded to an exceptional standard, the kitchen combines contemporary styling with practical design. Quartz work surfaces extend throughout, including matching splashbacks, while additional bespoke cabinetry provides even more valuable storage.

A range of quality integrated Neff appliances includes a self-cleaning slide-and-hide oven, five-zone induction hob beneath a chimney-style extractor hood and integrated dishwasher. There is also designated space for an American-style fridge freezer, while a striking Franke bowl-and-a-half sink is inset within the quartz worktop, complete with integrated drainer grooves. A generous pantry cupboard and further integrated storage ensure everything has its place.

French doors open directly onto the rear garden, allowing natural light to flood the room and creating an effortless connection between indoor and outdoor living.

The staircase rises to a spacious L-shaped landing with additional built-in storage, loft access and a partially boarded loft complete with lighting, power and a drop-down ladder.

The principal bedroom is a beautifully proportioned, light-filled room enjoying two front-facing windows and benefiting from a comprehensive range of fitted mirrored wardrobes. There is ample space for a king-size bed together with additional bedroom furniture, creating a peaceful and luxurious retreat.

Bedroom two is another generous double bedroom overlooking the rear garden and is currently arranged as a twin room, demonstrating the flexibility of the accommodation with views to the rear.

Bedroom three has been thoughtfully transformed into a superb home office, complete with a full wall of bespoke fitted wardrobes providing exceptional storage. While equally suitable as a nursery or hobby room, it offers an ideal workspace for modern living.

The contemporary family shower room has also been extensively upgraded and features full-height tiling throughout, a generous walk-in shower with both rainfall and handheld shower fittings, a concealed cistern WC, vanity wash hand basin and a large wall mirror enhancing the sense

of space. A side-facing window provides welcome natural light.

Externally, the rear garden has been professionally landscaped to create a low-maintenance outdoor entertaining space. Quality paving extends across two attractive tiers, complemented by mature planted borders and secure fencing, creating an ideal environment for both relaxing and entertaining. A rear gate provides direct access to the two allocated parking spaces, conveniently positioned immediately behind the property.

Further benefits include UPVC double glazing, fibre-to-the-property broadband, LPG-fired central heating, mains electricity, water and drainage, together with an abundance of bespoke storage solutions rarely found in modern homes.

Beautifully presented throughout and enhanced with numerous high-quality upgrades, this is a home that effortlessly combines contemporary style, practicality and comfort. Early viewing is strongly recommended to fully appreciate both the standard of finish and the attention to detail on offer.

Nestled in the heart of the Northumberland countryside, Longframlington is a thriving and highly regarded village offering the perfect balance of rural tranquillity and modern convenience. Renowned for its welcoming community, excellent local amenities and picturesque surroundings, it has become an increasingly sought-after location for families, professionals and those looking to enjoy a slower pace of life without compromising on accessibility.

The village enjoys an excellent range of everyday amenities, including a well-stocked village shop, award-winning artisan butcher, café, public houses, doctor's surgery. A vibrant community spirit is reflected in the village hall, sports clubs and numerous local events held throughout the year.

Surrounded by some of Northumberland's most beautiful countryside, Longframlington provides immediate access to an extensive network of walking, cycling and bridle paths, with the nearby National Trust's Cragside Estate and the Northumberland National Park offering endless opportunities for outdoor recreation. The stunning Heritage Coast, with its renowned sandy beaches and historic castles, is also within easy driving distance.

Despite its peaceful setting, Longframlington is exceptionally well connected. The market towns of Morpeth and Alnwick are both within easy reach, providing an extensive range of shopping, leisure and educational facilities, while the A1 offers convenient access to Newcastle upon Tyne and Edinburgh. Mainline rail services from nearby Morpeth provide direct links to Newcastle, York, Edinburgh and London.

Combining outstanding natural beauty, excellent local amenities and a genuine sense of community, Longframlington is widely regarded as one of Northumberland's most desirable villages, offering an exceptional quality of life in a truly idyllic setting.

Tenure: Freehold

Council Tax Band: C £2242.56
EPC: B

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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

- Beautifully upgraded three-bedroom home
- Significantly enhanced beyond the original specification
- Contemporary kitchen with quartz worktops
- Premium Neff integrated appliances
- Bespoke Sharps fitted furniture
- Stylish ground floor cloakroom
- Luxury family shower room
- Two allocated parking spaces
- Fibre-to-the-property broadband
- Part-boarded loft with ladder, power and lighting

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		95
(81-91) B	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 ₂) Impact Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-100) A		97
(81-91) B	86	
(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

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