

Gentian Court, Longframlington, Morpeth, Northumberland

Offers Over £230,000



Full Description

Situated in an attractive modern development on the edge of the highly regarded village of Longframlington, Gentian is a beautifully presented, light and spacious three-bedroom home, offering contemporary accommodation with generous ceiling heights, excellent storage and a particularly bright and welcoming feel throughout.

Ready to move straight into, the property would make an excellent choice for many different buyers, while its position places the shops, pubs and amenities of Longframlington within approximately a five-minute walk.

Longframlington is a thriving and highly sought-after Northumberland village, perfectly positioned between the historic market towns of Morpeth and Alnwick. Surrounded by beautiful open countryside, the village offers an enviable blend of rural charm, excellent local amenities and superb transport links, making it a popular choice for families, professionals, retirees and those seeking a peaceful village lifestyle.

The heart of the village boasts a welcoming community with an excellent range of everyday facilities, including a well-regarded village shop, café, traditional country pubs, doctor's surgery, church's and a selection of

independent businesses. A strong sense of community, together with regular local events, adds to the village's enduring appeal.

Longframlington is ideally placed for those who enjoy the outdoors. The surrounding countryside offers an abundance of walking, cycling and riding routes, while nearby attractions such as the National Trust's magnificent Cragside House and Gardens, Northumberland National Park and the spectacular Heritage Coast are all within easy reach. The beautiful beaches at Alnmouth, Warkworth and Druridge Bay can all be reached in around 30 minutes, offering some of the finest stretches of coastline in the country.

For commuters, the village enjoys excellent road links via the A697 and nearby A1, providing convenient access to Morpeth, Alnwick, Newcastle upon Tyne and the wider region. Mainline rail services from Morpeth offer direct connections to Newcastle, Edinburgh and London, while Newcastle International Airport is also within comfortable driving distance.

Combining the tranquillity of village life with excellent amenities, beautiful countryside and outstanding accessibility, Longframlington continues to be one of Northumberland's most desirable villages in which to live.

The property benefits from double glazing throughout, fibre broadband direct to the property, mains electricity, water and drainage, with heating supplied via LPG from a shared tank and individually metered to each property.

Accommodation

To the front is an attractive paved approach, with steps leading to the property and established planted borders adding colour and interest. The homes have a great feeling of light and space, with an open aspect towards the attractive central area of the development.

A composite entrance door opens into a bright and welcoming hallway. Neutral white decoration and carpeting create a clean, contemporary first impression, with the carpet continuing up the staircase to the first floor.

Leading from the hallway is a useful ground-floor WC, fitted with a concealed-cistern toilet and contemporary wash basin with tiled splashback. Recessed ceiling spotlights and attractive wood-effect flooring complete the modern finish.

The sitting room is a wonderfully proportioned space, with its generous ceiling height adding considerably to the feeling of openness. A large front-facing window brings in plenty of natural light and is fitted with stylish plantation shutters, providing both privacy and excellent control over light levels.

There is ample room for a choice of sofas and additional furniture, while the proportions also allow space for a home-working area without compromising the main living space. This is a comfortable and versatile room equally well suited to relaxing or spending time together.

Beneath the stairs is an extremely useful storage cupboard, partly fitted with shelving and providing space for household items. The property's broadband equipment and electrical consumer unit are also conveniently housed here.

At the rear is the spacious kitchen diner, which provides an excellent everyday living and entertaining space.

The kitchen itself is fitted with a good range of contemporary high-gloss grey wall and base units, complemented by grey stone-effect work surfaces. There is a one-and-a-half bowl stainless-steel sink, four-burner gas hob with oven beneath, integrated fridge freezer and space and plumbing for a washing machine or washer dryer. The boiler is also located within the kitchen.

The room opens into a generous dining area, comfortably accommodating a substantial table and chairs with room for additional freestanding storage or occasional kitchen furniture. A window and glazed patio doors ensure the whole space receives excellent natural light, with the doors providing direct access into the rear garden.

First Floor

The carpeted staircase rises to an L-shaped landing, where a further storage cupboard provides useful space for items such as a vacuum cleaner and household linen.

The principal bedroom, positioned at the front, is a particularly good-sized room with ample space for a king-size bed and associated furniture. Two windows, both fitted with plantation shutters, create a lovely bright feel.

The shape of the room incorporates a useful recessed area ideally suited to fitted wardrobes. The current owner uses freestanding wardrobes while still retaining excellent circulation space around the room.

Bedroom two is another well-proportioned bedroom, currently accommodating a double bed. A rear-facing double-glazed window with plantation shutters provides natural light and a pleasant outlook.

Bedroom three is a single bedroom, also positioned to the rear. The current owner has opened this room into the adjoining bedroom to create a walk-in wardrobe/dressing area; however, it is understood that the dividing wall could be reinstated to return the accommodation to its original three-bedroom configuration. The room has its own rear-facing window with plantation shutters.

The family bathroom is smartly finished in a clean, contemporary style. There is a concealed-cistern WC and modern wash basin with vanity storage beneath, together with a bath featuring a shower above with both conventional and rainfall-style shower heads behind a glazed screen.

Attractive textured grey tiling surrounds the bath and shower area, while complementary wood-effect flooring continues the contemporary finish seen elsewhere in the home.

Outside

To the rear, the kitchen diner opens directly onto the garden through glazed patio doors, allowing the indoor and outdoor spaces to connect particularly well during the warmer months.

The property's position on the edge of the development combines the convenience of a modern home with excellent access into the heart of the village.

Tenure: Freehold

Council Tax Band: C 2,242.56

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 presented modern home in Longframlington
- Three-bedroom configuration with versatile third bedroom/dressing room
- Spacious sitting room with impressive high ceiling
- Contemporary kitchen diner with patio doors to garden
- Stylish plantation shutters to principal windows
- Generous principal bedroom with space for a king-size bed
- Modern family bathroom plus ground-floor WC
- Excellent built-in storage throughout
- Fibre broadband direct to the property and double glazing
- Approximately five minutes' walk from village shops and pubs

Contact Us

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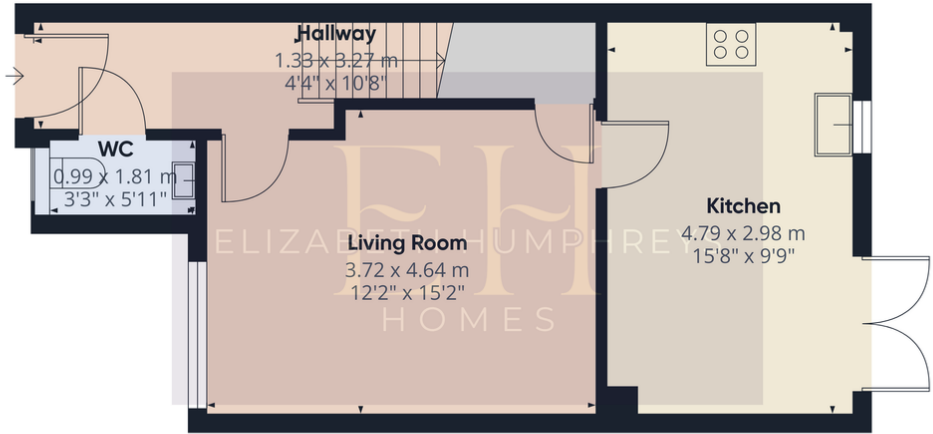
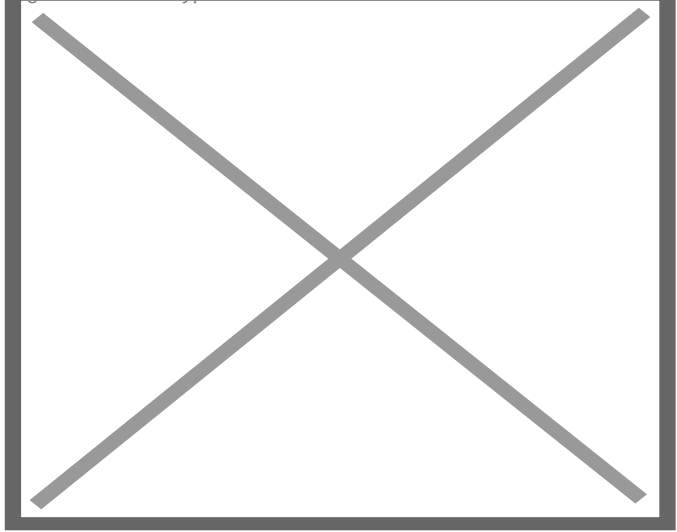
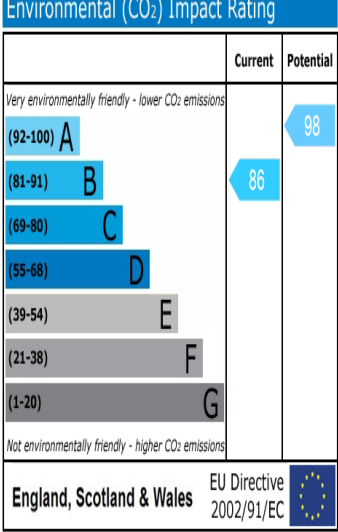
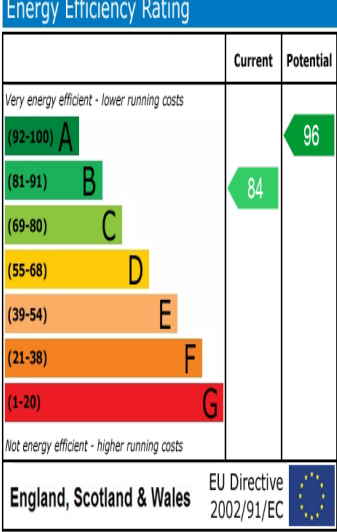




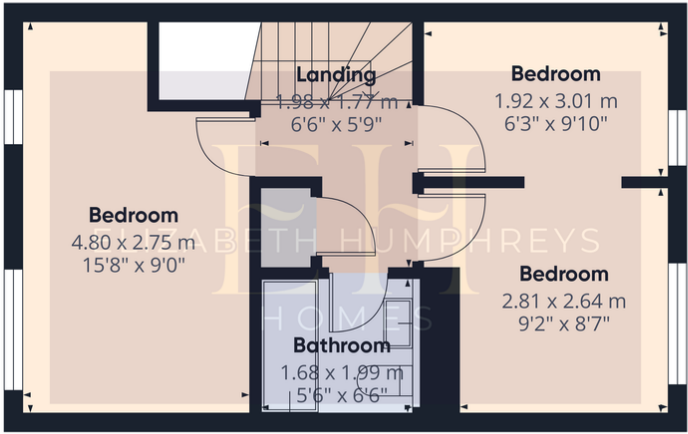








Ground Floor



Floor 1

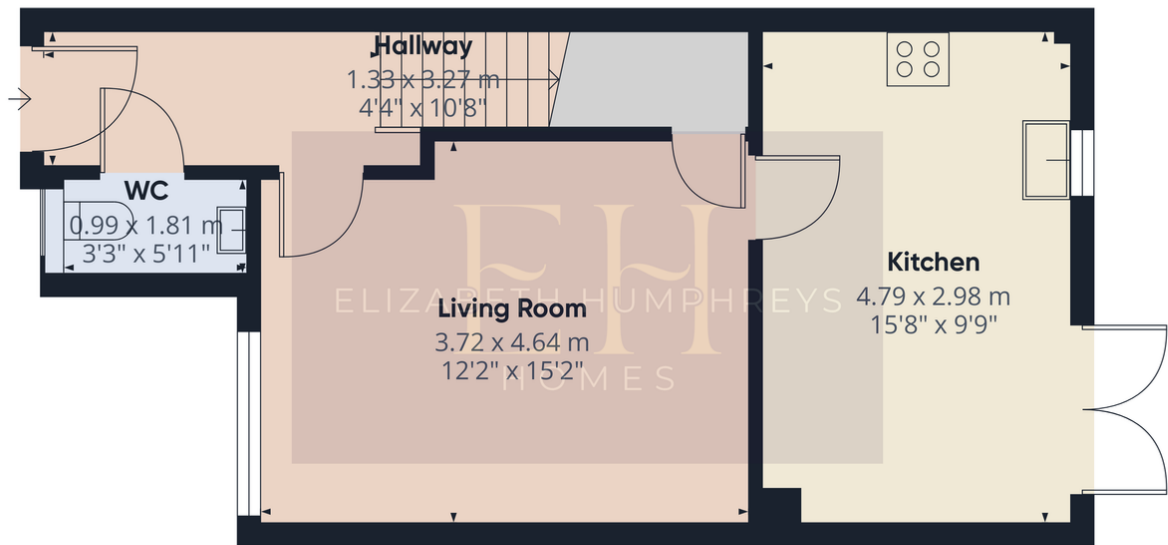


Approximate total area^m
73.8 m²
794 ft²

(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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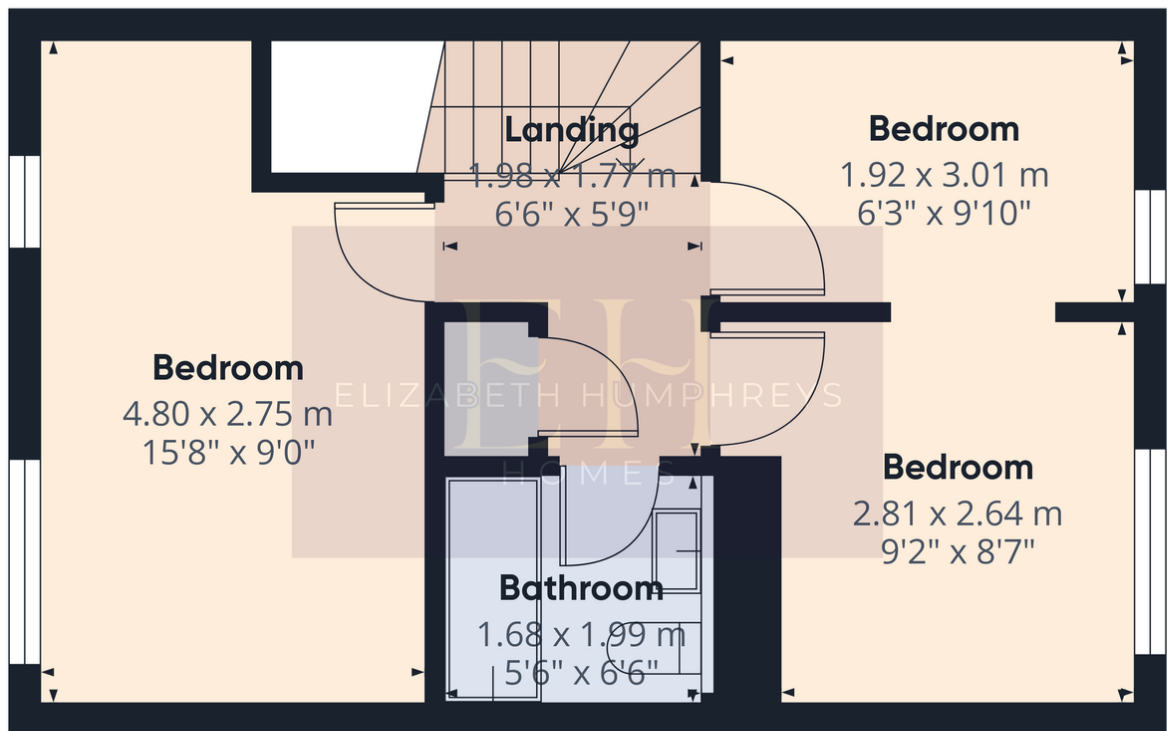
Ground Floor

Approximate total area⁽¹⁾
41.4 m²
446 ft²

(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

Approximate total area⁽¹⁾
32.4 m²
348 ft²

(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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