

# Harecross Park, Longframlington, Morpeth, Northumberland

Offers Over £300,000



## Full Description

A well-cared for property offering spacious light and bright living. Elizabeth Humphreys Homes are delighted to welcome to the market this fabulous 2 bedroomed detached bungalow located in the Northumberland village of Longframlington. The property benefits from glorious wrap around gardens, uPVC windows and doors, driveway parking leading to a single garage with roller shutter door, oil central heating and all the other usual mains connections.

Longframlington has several 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.

Entry is via the front door which opens into an internal hallway finished with wood-look flooring complemented by quality oak internal doors. The Farrow and Ball style décor impresses as you move throughout.

Spacious and inviting, the lounge is bathed in natural light courtesy of a large window overlooking the front of the property. The space is finished with wood-look flooring and the addition of coving adds elegance to this beautiful room which flows freely into the dining room which showcases an electric feature fireplace set upon a chimney breast which could be made to incorporate an open fire if you so wished.

A door leads into a conservatory, with tiles to the floor, with many windows taking advantage of views over the rear garden. This is a superb additional living space allowing you to relax and enjoy the garden views throughout all weathers. French doors open onto a patio which facilitates free flow of movement between indoor and outdoor living ideal for enjoying al fresco dining with family and friends.

The kitchen, with vinyl flooring, is a light and bright space with a large window providing uninterrupted views over the rear garden. There are plenty of neutral coloured shaker style doors with a modern handle complemented by a contrasting anthracite-grey coloured granite work surface with a matching upstand. There is a four-burner induction hob with a glass splash back beneath a BOSCH chimney style extractor fan, a full sized fully integrated dishwasher and a single bowl sink with a drainer cut in to the side. A white designer-looking radiator adds charm and the space offers plenty of sockets enabling flexibility in placement of additional kitchen appliances.

The utility-porch leads from the kitchen and provides useful internal access to the garage which offers additional storage and a further door opens out to the rear garden.

The primary bedroom is a large double room with a window overlooking the rear. This light and bright room offers a bank of built in wardrobes and en-suite facilities. The suite comprises a wall hung half pedestal hand wash basin, a close coupled WC with a push button, a fitted mirror and a slim line shower tray with a shower behind a bi-fold door. The sandy-coloured wall tiles with a centrally placed stone look border is illuminated beautifully by natural light entering. The underfloor heating provides comfort.

Bedroom 2 is generously proportioned double room with a window taking advantage of views to the front of the property. This restful room also offers plenty of built-in storage.

The recently refitted bathroom comprises a close coupled toilet with a push button behind, a wall hung hand wash basin, a white bath and a Quadrant shower cubicle with a separate shower within. A chrome heated towel rail ensures added comfort and the space is finished with arts and crafts style floor tiling and neutral wall tiling creating a crisp and fresh finish. A window allows for natural light.

Externally, the rear garden is a private space in which you can relax at the end of the day. The patio offers the ideal space for al fresco dining whilst the gravelled areas and lawn provide alternative places to sit and catch the sun as it moves throughout the day. A path leads to the front of the garden.

Tenure: Freehold

Council Tax:

EPC: D

**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**

- Garage
- Garden
- Ensuite
- Utility/porch
- Very well presented
- Driveway parking
- Walk to shops
- Walk to bus
- Walk to pubs cafe and restaurant
- Very sought after location

**Contact Us**

**EH Homes**

Casey Lodge Park Road,

Swarland

Morpeth

Northumberland

NE65 9JD

T: 01665 661170

E: [info@eh-homes.co.uk](mailto:info@eh-homes.co.uk)







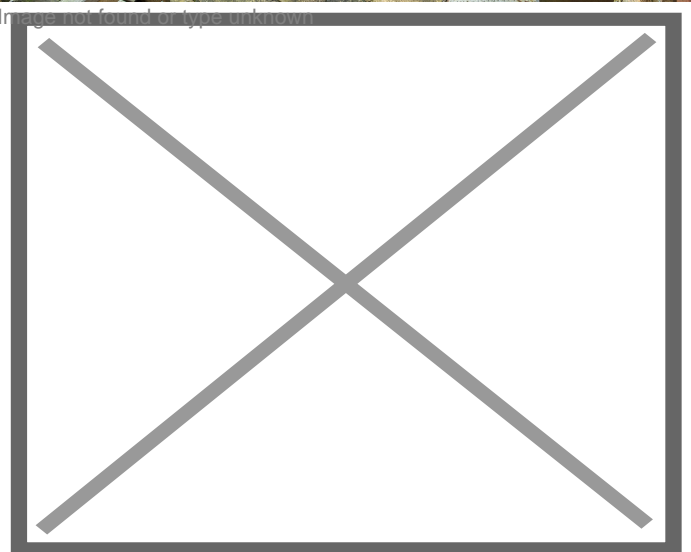


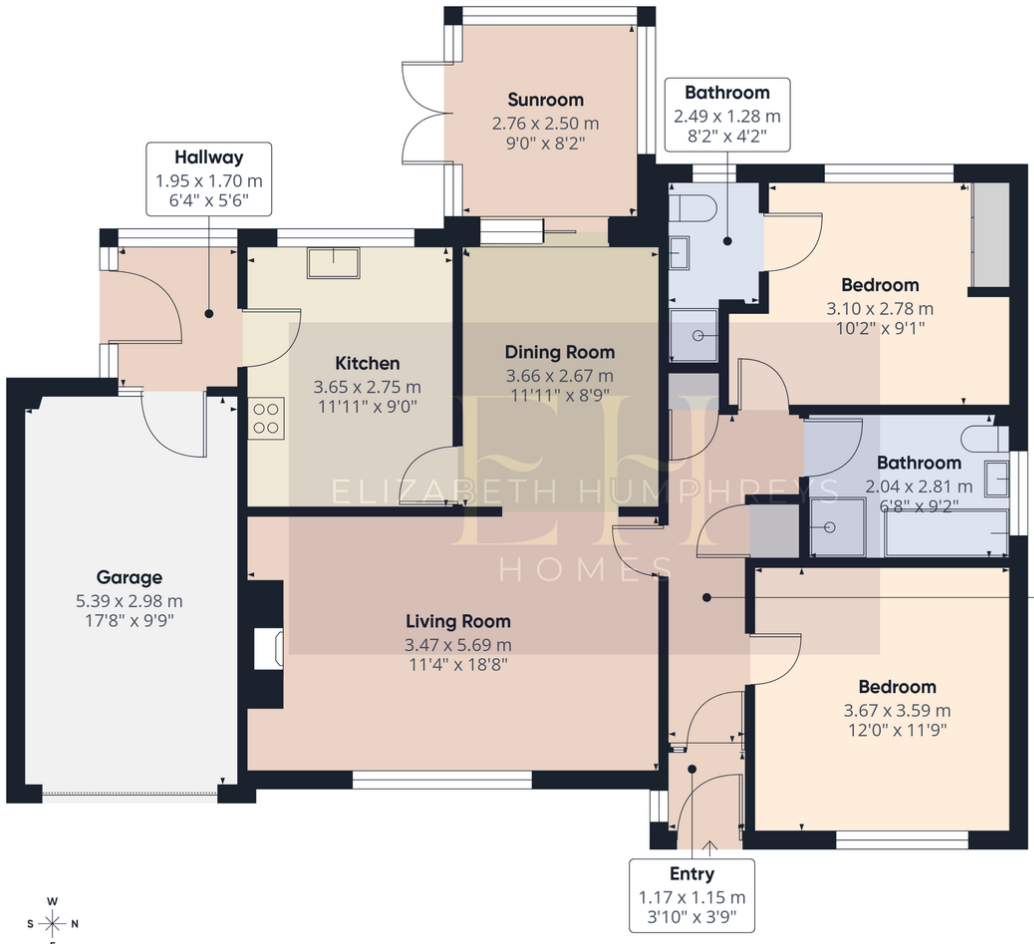




Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			75
(55-68) D	57		
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental (CO <sub>2</sub> ) Impact Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-100) A			
(81-91) B			
(69-80) C			68
(55-68) D			
(39-54) E	50		
(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>**  
107.8 m<sup>2</sup>  
1159 ft<sup>2</sup>

(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.

GIRAFFE360