

# Harper Crescent, Longhoughton, Alnwick, Northumberland

Offers Over £450,000



## Full Description

An attractive and beautifully presented family friendly home which benefits from upgraded fixtures and fittings throughout. Elizabeth Humphreys Homes are delighted to welcome to the market this fabulous 4 bedroomed 2 bathroom detached property located in the popular Story Homes development in the Northumberland village of Longhoughton. Boasting an attractive outlook, pleasant front and rear gardens, block paved driveway parking to accommodate three cars leading to an integral single garage, uPVC windows and composite doors, quality oak internal doors, gas central heating, super-fast fibre internet connection for the home workers, and all the other usual mains connections, this high quality home is perfectly placed to enjoy coastal living and is a few minutes' walk from the idyllic Northumbrian coastline.

Longhoughton is a rural village with a range of facilities including a supermarket, 'The Running Fox' bakery and café, a Primary School and a church and a community centre with playground and sports area. Being a short distance from the beach this village is the perfect place in which to enjoy coastal walks appreciating the scenery, heritage and spotting vibrant wildlife. The village is only a few minutes' drive from Howick Hall, Gardens and Arboretum where you can enjoy stunning gardens and woodland

walks whilst ending your visit with a cup of tea and slice of cake in the gorgeous tearoom. Alnwick is a short drive away with its cobbled streets and beautiful old buildings. It has recently had the honour of being voted one of the best places to live in the UK. Alnwick is a town brimming with history and culture, from the tranquillity of Barter Books to the splendour of the Alnwick Castle and gardens. The town benefits from excellent transport links with frequent buses between Berwick, Morpeth and Newcastle and is a short drive to Alnmouth train station and, as it is situated just moments from the A1, it is perfect for those needing to commute. There is an excellent selection of local food retailers, delis, bakeries and butchers as well as larger chain supermarkets. The town centre also has excellent amenities including several banks, GP surgeries, dental practices and a fabulous leisure centre to name but a few.

Entry is via the front door which opens into a wide and airy hallway with stairs, with a beautiful white and oak handrail ascending to the first floor and various doors leading off. The space is finished with quality engineered oak flooring which extends throughout most of the ground floor creating a seamless transition between the different spaces. You are impressed by the amount of light circulating via a Velux window within the vaulted ceiling which illuminates the entrance hallway perfectly. There is a large cupboard beneath the stairs which offers excellent storage and a conveniently placed fully tiled ground floor WC which is a superb asset as it negates the need to continually frequent the upstairs facilities. The suite comprises a wall hung half pedestal hand wash basin, a concealed cistern toilet with a push button behind and a large recessed mirror, which was an upgrade to the standard finish.

The first main door opens into the lounge which showcases a glorious box bay window capturing views to the front of the property. Additional lighting is by way of ceiling spotlights. This is a stylish room in which to spend time with family and friends and the neutral décor allows the easy addition of accent colour should you so wish.

An oak and glass door opens into a superbly spacious kitchen-diner which offers plenty of space to sit and dine before a set of bi-fold doors which open onto an extended patio within the rear garden creating free flow of movement between indoor and outdoor living. The kitchen offers a good number of wall and base units with a dove-grey shaker style door complemented by an upgrade grey Silestone work surface with matching upstand and splashback. The current owners also upgraded all the electrical appliances to AEG and there is a double oven, a fully integrated fridge-freezer, an induction hob beneath a large chimney style extractor fan, a bowl and a half stainless steel sink with a drainer cut into the side and a full sized fully integrated dishwasher. There is a breakfast bar which offers further seating and storage and another window provides uninterrupted views over the rear garden in addition to allowing more natural light to circulate. This is a gloriously sociable room appealing to modern living.

Adjacent, is a large utility room which offers matching wall and base units to those within the kitchen and matching Silestone work surfaces and upstands. There is a substantial sink, plumbing and space for a washing machine and a composite door provides external access. A second door opens to the rear of the garage which houses the gas boiler for ease of

access.

Taking the stairs to the first floor, the landing opens out to four bedrooms and the family bathroom. All bedrooms have been upgraded with enhanced switches, sockets and downlights. There is also an airing cupboard housing the pressurised hot water tank in addition to useful shelving. A Velux with upgraded fitted blind and loft access is available.

The primary bedroom is a spacious double room with an attractive dormer window creating a lovely country cottage style atmosphere. There is a useful alcove which offers excellent storage potential. The fully tiled en-suite comprises a slimline shower tray with a sliding door with a waterfall shower head and a separate shower head within, a wall hung vanity unit with a designer looking hand wash basin with free standing tap, a concealed cistern toilet with a chrome push button behind, a chrome heated towel rail and a window allowing for natural light. Ceiling spotlights add to the brightness and illuminates the lovely grey toned tiling creating a crisp and fresh finish.

Bedroom 2 is a light and bright good sized double room with a view over the rear of the property.

Bedroom 3 is a generously proportioned double room taking advantage of views to the front. This is currently utilised as an office offering a pleasant view whilst working from home.

Bedroom 4 is another double room with a window overlooking the rear of the property. This room is currently used a dressing room. All bedrooms have been neutrally decorated to allow the easy addition of accent colour.

The family bathroom is spacious and is fully tiled to create a designer boutique hotel style look. There is large shower cubicle with a pivot door and a waterfall shower head and a separate shower head within, a large fitted mirror which was a purchased upgrade, a double-ended white bath with wall fitted taps and a shower attachment, a concealed cistern toilet with a chrome push button behind and a large dark wood look wall hung vanity unit with a substantial trough sink on top. A ladder chrome heated towel rail ensures added comfort and a window allows for natural light.

The property continues to impress with its outside space where the rear garden is low maintenance and mainly laid to lawn. There is a large extended patio accessed via the bi-fold doors leading from the kitchen-diner which is ideal for al fresco dining with family and friends during the warm summer months where the sun can be enjoyed throughout the day. The space is also securely fenced to allow children and family pets to play safely. This family home is beautifully designed to offer spacious and stylish living and is ready and waiting to welcome its new owners.

Tenure: Freehold

Council Tax Band: E, £2,946.36 for the 2025-26 financial year

EPC: 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

- Builders guarantee
- Garage
- Garden
- Ensuite
- Ground Floor WC
- Utility Room
- Very well presented
- Walk to the beach
- Light and spacious home
- This is one of the larger four bedroom designs

## Contact Us

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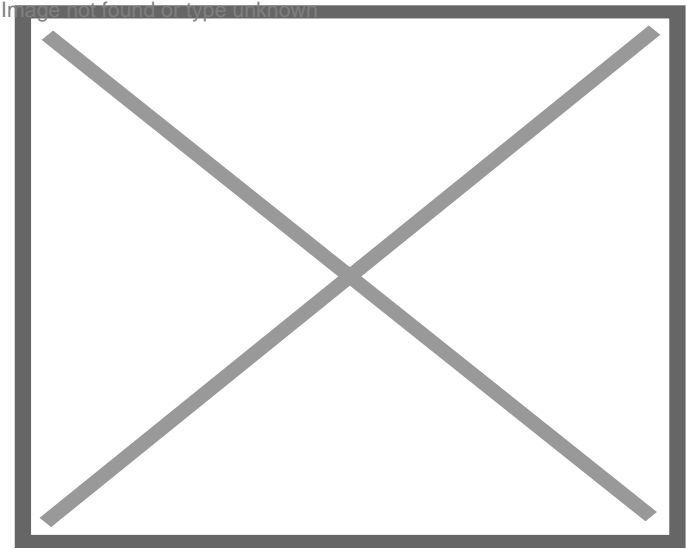




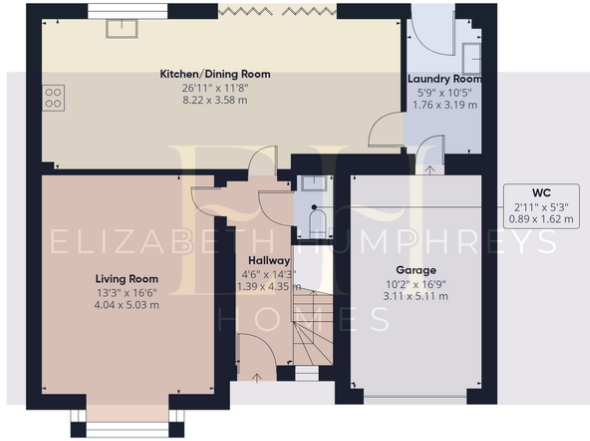


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		92
(81-91) B	85	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC		

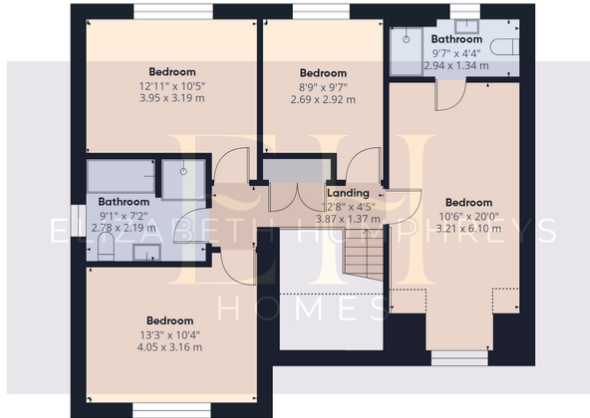
Environmental (CO <sub>2</sub> ) Impact Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92-100) A		92
(81-91) B	85	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England, Scotland & Wales EU Directive 2002/91/EC		







Ground Floor



Floor 1



Ground Floor



Approximate total area<sup>m</sup>

1636 ft<sup>2</sup>

152 m<sup>2</sup>

Reduced headroom

9 ft<sup>2</sup>

0.8 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

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<sup>m</sup>

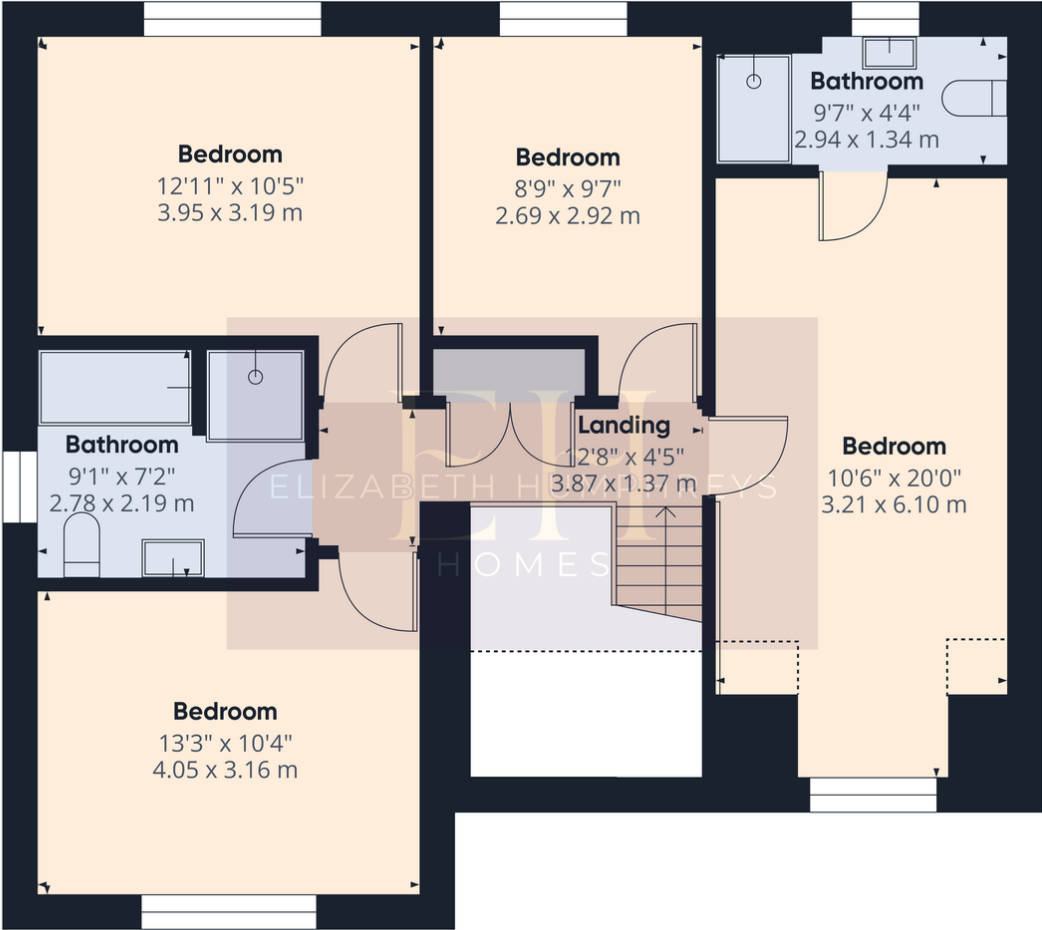
898 ft<sup>2</sup>

83.5 m<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.

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Floor 1



Approximate total area<sup>m</sup>

738 ft<sup>2</sup>  
68.5 m<sup>2</sup>

Reduced headroom

9 ft<sup>2</sup>  
0.8 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

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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