

# Harper Crescent, Longhoughton, Alnwick, Northumberland

Offers Over £435,000



## Full Description

An attractive and beautifully presented family-friendly home offering light and bright contemporary living. Elizabeth Humphreys Homes are delighted to welcome to the market this fabulous 4 bedroom detached property located in the popular Storey development in the Northumberland village of Longhoughton. Boasting an attractive outlook, pleasant front and rear gardens, block-paved driveway parking with an EV charge point, uPVC windows, gas central heating, quality oak internal doors, super-fast fibre 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.

The composite front door, beneath an attractive portico, opens into an internal hallway; the wow factor starts here! Stairs, with beneficial storage beneath, ascend to the first floor and various doors lead off. The Amtico flooring which extends throughout most of the ground floor creates a stylish look and a seamless transition between the different spaces. The visitor's WC is also conveniently placed under the stairs and negates the need to continually frequent the upstairs facilities. The suite comprises a Grohe concealed-cistern toilet and a wall-hung hand wash basin with a mirror above. The space is finished with attractive cream-white tiling, with a textured tile forming the feature wall.

Suffused in natural light courtesy of a large bay window overlooking the front of the property, the lounge, finished with a sumptuous carpet, is a wonderfully inviting room in which to spend time with family and friends. A large Optimyst feature fireplace forms an attractive focal point enticing you to sit before it during the cooler months, and the addition of an impressive laser-cut tessellated full wall mirror captures the sunlight in an exquisite way enhancing the sense of space beautifully.

The modern kitchen-diner is spacious and appeals to modern living. There are plenty of wall and base units with a white high gloss handleless door complemented by a grey Silestone work surface with a matching upstand and a glass splashback illuminated by the natural light beautifully and enhanced further by the under-unit lighting. In terms of fitted equipment, there is a bowl and a half stainless steel sink set into the work surface with a drainer cut into the side, a fridge-freezer, a microwave, a grill, an under bench oven, an AEG five burner gas hob beneath a stainless steel chimney-style extractor fan, a dishwasher, a wine cooler and a variety of different pull-out storage options. A large window and a set of bi-fold doors provide uninterrupted views over the rear garden which can be enjoyed whilst you sit and dine. Artificial lighting is by way of ceiling spotlights with a pendant light fitting above the dining area.

The utility room is adjacent, with décor and fittings matching those of the kitchen. There is a beneficial tall unit ideal for large domestic appliances, an integrated washing machine and a Blanco sink set into the Silestone work surface. A door provides external access to the rear garden and a further door opens into the garage which offers further storage and shelving and space for the tumble dryer. The Vaillant boiler is housed here for ease of access.

Taking the stairs to the first floor, the large landing opens out to four beautifully finished bedrooms, two bathrooms and a cupboard housing the

hot water storage system in addition to offering a useful hanging rail. Loft access is available.

The primary bedroom, with a bay window overlooking the front, is a wonderful relaxing space. There is a full bank of fitted wardrobes with mirrored doors and a sumptuous carpet adds further elegance. The ensuite comprises a vanity unit with a sink on top with a mixer tap above, a Grohe concealed cistern toilet and single shower cubicle with a waterfall shower head and a separate shower head within behind a glass sliding door. The space has been finished with high gloss contemporary tiling which creates a superb designer look, which is illuminated by the natural light entering via a window to the front.

Bedroom 2, also with a deep quality carpet, is a spacious double bedroom with a recessed alcove which adds character and presents the ideal space for further storage options if required. A window takes advantage of the rear garden views.

Bedroom 3 looks out to the front of the home and provides a bank of built-in wardrobes. This double bedroom has grey laminate flooring rather than carpet and a strip of LED lighting is recessed into the coving, providing mood lighting.

Bedroom 4 is a large single room overlooking the rear with plenty of space for additional furniture.

The family bathroom comprises a large bath with a wall mounted mixer tap and shower attachment, a vanity unit with a hand wash basin on top with a mirror above, a Grohe concealed cistern toilet with a push button behind and a slimline shower tray with a waterfall shower head and a separate shower head within behind a glass screen. A chrome heated towel rail ensures added comfort. The walls have been finished with sandstone-coloured tiling with a feature wall of deep grey embossed wavy tiling creating a superb effect and working in harmony with the large square floor tiles. Natural light enters via a window, with privacy glass, overlooking the rear.

Externally, the rear garden is a superb private space in which you can relax and enjoy the sunshine during the warm summer months. You are impressed immediately by the large garden room which incorporates a bar, ideal for parties and entertainment. Alternatively, it is a perfect space in which to create a children's playroom or a home office if you so wished. There is a hot tub, with a non-slip tile surround, where you can relax and enjoy the pleasant views of the raised planters with bay trees and beach pebble base. The patio which can be accessed from the kitchen-diner is the ideal space in which to enjoy alfresco dining before returning to the garden room or hot tub to enjoy the evening sunshine. A truly idyllic outside space presenting many opportunities for rest and relaxation.

Tenure: Freehold

Council Tax Band: D, £2,410.65 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

- Garage
- Wonderful landscaped gardens
- Driveway parking
- Stunning interiors in this beautiful home
- Walk to Sugar Sands beach
- Great bird watching area
- Very sought-after location

## Contact Us

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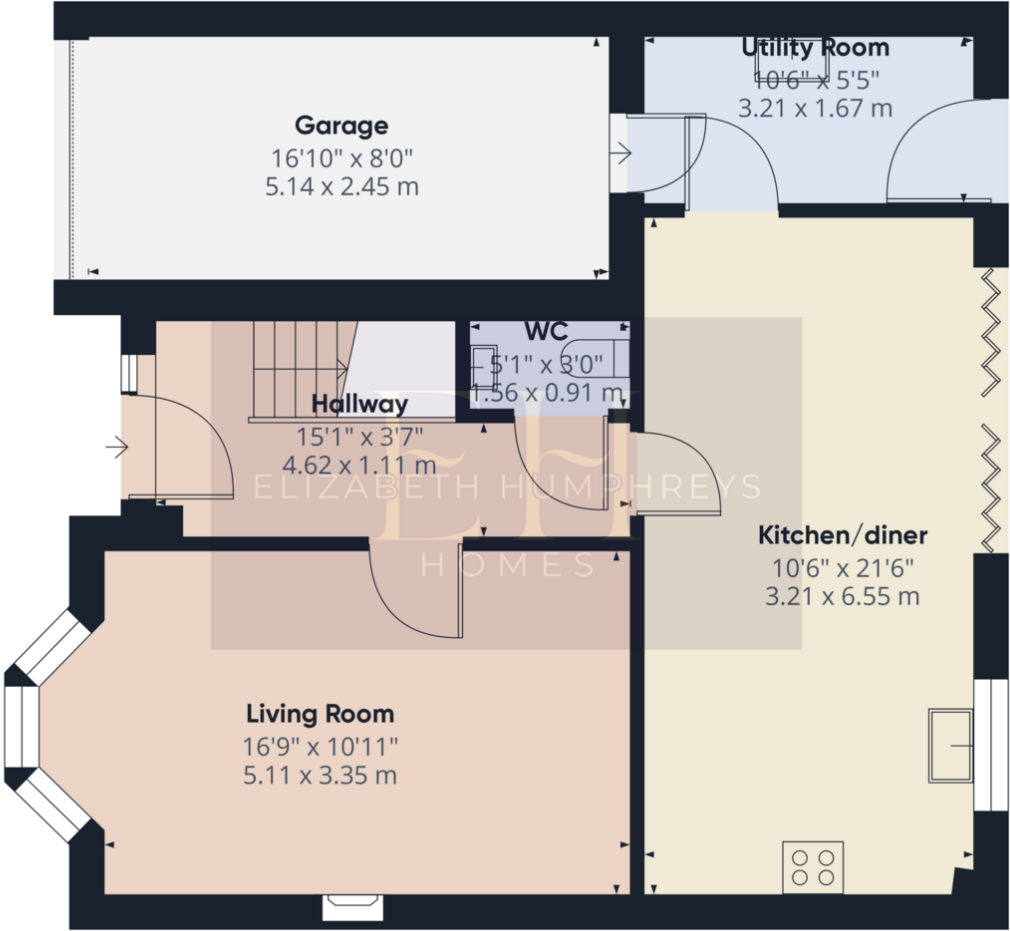
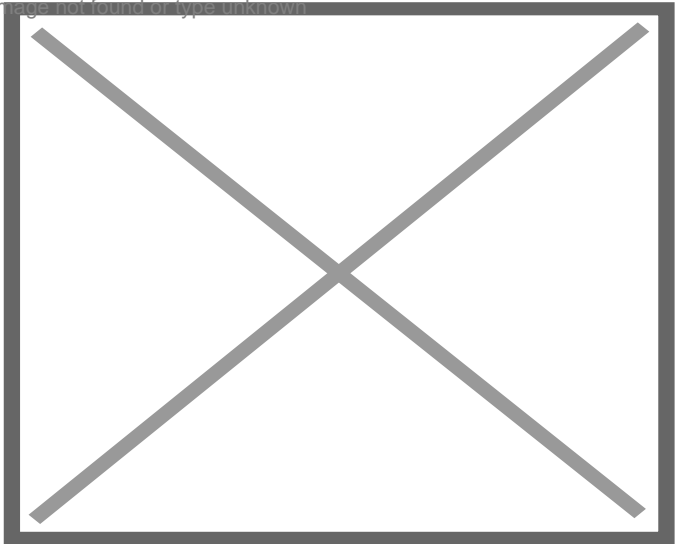


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		93
(81-91) <b>B</b>	84	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		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) <b>A</b>		93
(81-91) <b>B</b>	84	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England, Scotland & Wales		EU Directive 2002/91/EC



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Ground Floor Building 1



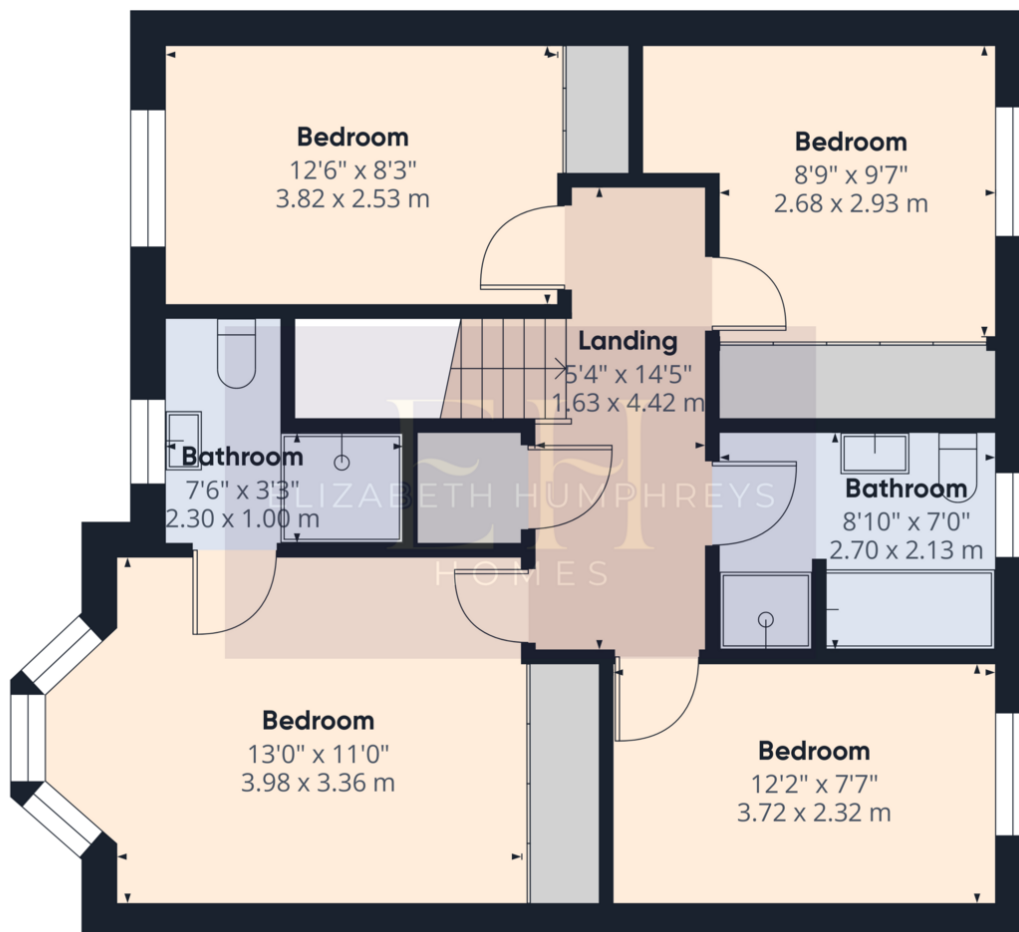
Approximate total area<sup>(1)</sup>  
734.21 ft<sup>2</sup>  
68.21 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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Floor 1 Building 1



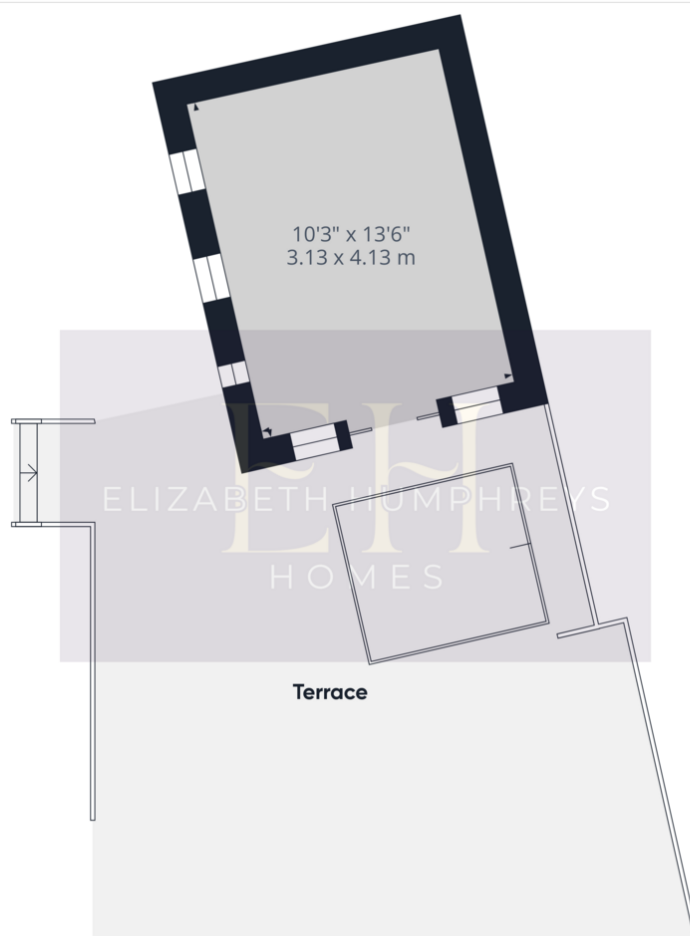
Approximate total area<sup>®</sup>  
671.01 ft<sup>2</sup>  
62.34 m<sup>2</sup>

(1) Excluding balconies and terraces

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Calculations are based on RICS IPMS 3C standard.

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Ground Floor Building 2



Approximate total area<sup>®</sup>  
138.64 ft<sup>2</sup>  
12.88 m<sup>2</sup>

(1) Excluding balconies and terraces

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