

# Park Road, Longhoughton, Alnwick, Northumberland

OIRO £200,000



## Full Description

Elizabeth Humphreys Homes are delighted to welcome to the market this fabulous 3 bedroomed property located in the Northumberland village of Longhoughton. The property benefits from attractive spacious gardens, uPVC windows and doors, quality oak internal doors, gas central heating, super-fast fibre connection for the home workers, a separate single garage, and all the other usual mains connections. This family home is perfectly placed to enjoy coastal living and is a short 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 front door opens into an entrance hallway, with herringbone LVT flooring which creates a stylish look. Stairs ascend to the first floor various doors lead off.

The lounge-diner is a welcoming space in which to spend time with family and friends. The centrally placed gas feature fireplace with stone surround and hearth forms an attractive focal point enticing you to sit before it during the cooler months while a large window overlooking the front of the property allows a wealth of natural light to circulate. The space flows freely into the dining end of the room which features a panelled wall and offers plenty of space to sit and dine before a window which takes advantage of the views over the rear garden.

The L shaped kitchen, with tile-look flooring, offers a good number of wall and base units with a cream-coloured high gloss door complemented by a contrasting dark stone-look laminate work surface. There is an integrated fridge-freezer, an under-bench fridge, a double oven, a five-burner gas hob with a chimney style extractor fan above and a single bowl stainless steel sink beneath a window to the rear. There is space and plumbing for a washing machine and a dishwasher. A door provides external access to the side of the property where the current owners have created an additional storage space.

Taking the stairs to the first floor, the landing opens out to three bedrooms, the family bathroom and a separate toilet with a window allowing for natural light. Loft access is available.

The principal bedroom is a light and bright spacious double room with a window overlooking the front of the property catching the early morning sunshine. There is plenty of space for a range of bedroom furniture in addition to built-in wardrobes with a mirrored sliding door.

Bedroom 2 is a good-sized double room to the front of the property also offering built in storage.

Bedroom 3 is a single room with a window taking advantage of views to the rear.

The family bathroom comprises a bath with a shower over, a full pedestal hand wash basin and a chrome heated towel rail. The space is finished with attractive tiling illuminated by a window allowing for natural light. In the room next door is the WC.

Externally, the gardens to the front and rear are securely fenced to allow children and family pets to play safely. The west facing rear garden offers

a private space in which you can enjoy al fresco dining with family and friends on the sizeable, paved area. In addition, there is a useful shed ideal for the storage of garden accessories.

Tenure: Freehold  
Council Tax Band:  
EPC: C

"We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have agreed to instruct us in your sale or had an offer accepted on a property you wish to buy. The cost of these checks is £60 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us publishing your property (in the case of a vendor) or issuing a memorandum of sale (in the case of a buyer), directly to Lifetime Legal, and is non-refundable."

#### 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

- Walk to the beach
- Spacious light home
- Parking space
- Single garage
- Spacious garden
- Well presented

## Contact Us

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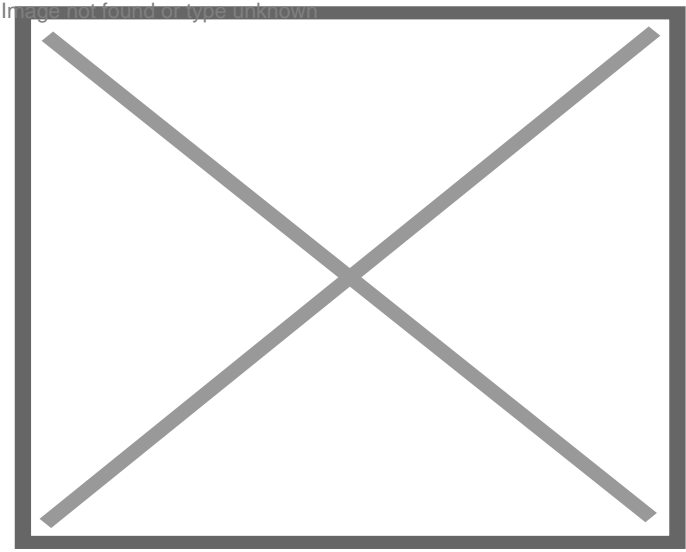


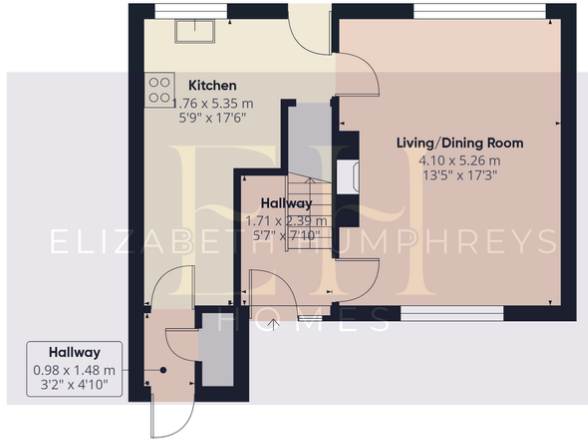




Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			82
(81-91) B			
(69-80) C		69	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

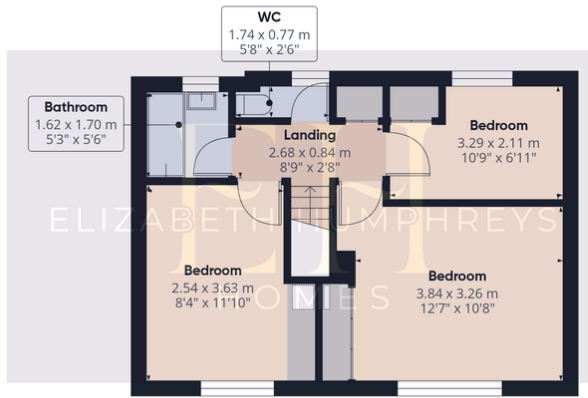
Environmental (CO <sub>2</sub> ) Impact Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-100) A			78
(81-91) B			
(69-80) C		65	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England, Scotland & Wales		EU Directive 2002/91/EC	





Ground Floor

**Approximate total area<sup>(1)</sup>**  
81 m<sup>2</sup>  
872 ft<sup>2</sup>

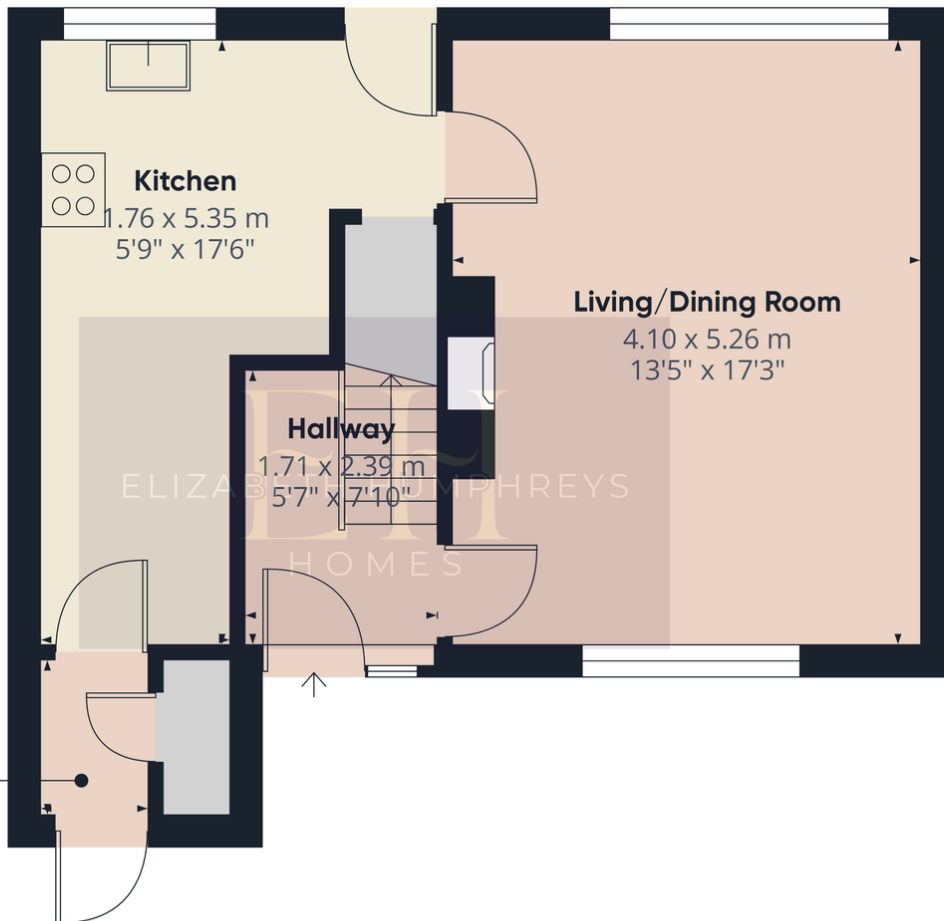


Floor 1

(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<sup>(1)</sup>**  
43.4 m<sup>2</sup>  
467 ft<sup>2</sup>

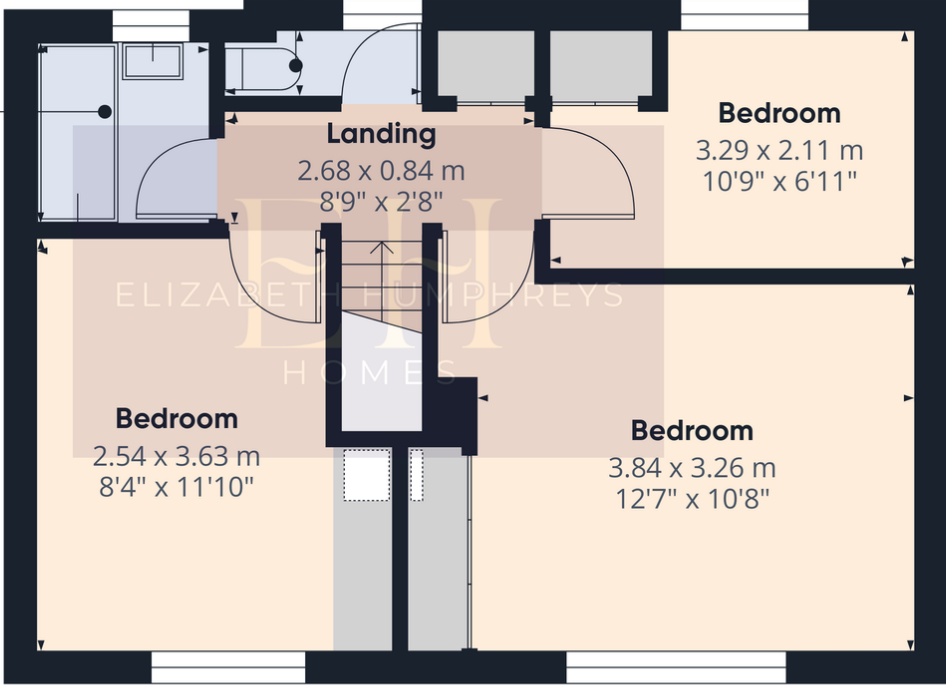
(1) Excluding balconies and terraces

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**Bathroom**  
1.62 x 1.70 m  
5'3" x 5'6"

**WC**  
1.74 x 0.77 m  
5'8" x 2'6"



Approximate total area<sup>(1)</sup>  
37.6 m<sup>2</sup>  
405 ft<sup>2</sup>

(1) Excluding balconies and terraces

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Floor 1