

# Percy Drive, Swarland, Morpeth, Northumberland

**Offers Over £550,000**

## Full Description

Boasting a superbly spacious plot and located in a quiet residential area this property is your dream country home. The property offers light and bright living with beautiful garden views which can be enjoyed from many of the principal living spaces. Elizabeth Humphreys Homes are delighted to welcome to the market this fabulous 4 bedroomed detached property located in the Northumberland village of Swarland. This distinctive home benefits from gravelled driveway parking leading to a separate garage, uPVC windows and a wooden front door, quality oak internal doors, oil central heating, and all the other usual mains connections. This superb property would appeal to those looking to easily commute north or south but who would prefer to be surrounded by beautiful countryside.

Swarland is an idyllic village which boasts its own Primary School, 'Nelsons' coffee shop, children's play area, tennis courts, a village golf course and club house, equestrian facilities, a village hall and stunning views of the coast and countryside with walks into the countryside minutes from your front door. A two-minute drive from the A1, this village is perfectly located for easy access north into Scotland and south to Newcastle and beyond.

Entry is via the front door which opens into an impressive entrance hallway showcasing ornate coving, a ceiling rose, herringbone laid Karndean flooring and Farrow & Ball type décor. Various oak doors lead off.

The first main door opens into a glorious kitchen-dining-living room which is bathed in natural light courtesy of its many windows with additional lighting by way of stunning lighting features and ceiling spotlights. The dining end of the room comfortably accommodates a dining table and accompanying chairs before sliding doors which open out onto a sizeable patio ideal for alfresco dining. The space flows freely to the central living area housing comfortable seating on which you can relax with family and friends before the wood burner which entices you to sit before it during the cooler months. Stairs, with a storage cupboard beneath, lead to the first floor and a window overlooks the front of the property. The space continues into the kitchen area which offers a good number of wall and base units, including large pan drawers, with a pale coloured door complemented by a dark granite work surface with a matching up stand and glorious mosaic splash back tiling. The centre island, with a solid wooden work surface and dark navy-coloured doors, incorporates a single bowl stainless steel sink and offers further storage and seating with a built-in television area and glass display cabinets above. There is a full sized Smeg dishwasher, a second stainless steel sink, space for an American style fridge freezer and space for a range cooker with an extractor fan and spotlights above. Further light enters via a pair of French doors which open to the driveway at the front.

An oak door leads into a utility room which offers further units, with beautiful handles, and solid wooden work surface which incorporates a large Belfast sink. There is plumbing and space for a washing machine and space for a further under bench appliance. A large window overlooks the rear garden and the al fresco dining patio, and a uPVC door provides external access. Leading from the utility is the conveniently placed ground floor WC. The boiler is housed here for ease of access, and the suite comprises a close coupled toilet with a push button behind and a hand wash basin. A window allows for natural light and highlights the stunning copper-coloured light switch which adds further elegance.

Showcasing the lovely herringbone laid Karndean flooring, the lounge is a glorious room in which to spend time. Sliding doors capture pleasant views of the rear garden and further light enters via a second window. A wood burner, with a slate hearth and brick surround, forms an attractive focal point. The room extends into a superb garden room, with polycarbonate roof, which is the perfect place in which to relax and enjoy the garden views which enter via its many windows and with French doors facilitating free flow of movement between indoor and outdoor living this is a superb additional living space.

The property continues to impress with two ground floor bedrooms. The primary bedroom features three large windows allowing a wealth of natural light to circulate. Ornate coving and a ceiling rose add to the charm of this restful and relaxing room which offers a full bank of built-in wardrobes.

Bedroom 2 is another double room, currently utilised as a dressing room, with two windows overlooking the garden. Due to its size and orientation, this room could be a home office, with a relaxing view to enjoy as you are working from home, a playroom or a hobby room: there are a whole host of possibilities for this superb multi-use room.

The ground floor bathroom has been newly fitted and comprises a concealed cistern Imex toilet with a storage unit to the side, a Vitra hand wash basin, an electric touch sensitive Bluetooth mirror with storage behind, a double sized shower cubicle with a glass walk behind shower screen with a water fall shower head and a separate shower head within finished with wet walling and a deep free standing double ended bath with a free standing tap to the side and a shower attachment. A designer-looking anthracite-coloured radiator ensures added comfort. A large window allows for natural light with further lighting by way of ceiling spotlights.

Taking the stairs to the first floor, the landing, with wood look hard flooring, opens out to two bedrooms, a bathroom and a large storage cupboard which also provides access to the loft. The configuration of the bedrooms allows a huge amount of flexibility: this first-floor suite of rooms could be a guest suite if you preferred to use the ground floor rooms as the main sleeping accommodation.

Bedroom 3 is a large double room with a semi-vaulted ceiling and a window capturing a pleasant aspect over the rear garden and to the woods beyond. This is a lovely spacious room with eaves storage and loft access.

Bedroom 4 is another large double room with a semi-vaulted ceiling, eaves

storage and a further large cupboard. A window takes advantage of views to the opposite side of the property in addition to allowing plenty of natural light.

The bathroom on this floor comprises a Vitra hand wash basin and a close coupled toilet with a push button and a double sized shower cubicle with a glass walk behind screen, a water fall shower head and a separate shower head within. The space is finished with cement look wet walling which complements the light-coloured work surface and an anthracite-coloured heated towel rail ensures added comfort. A Velux window allows for natural light.

The property boasts sizeable wrap around gardens, views of which can be enjoyed from the main living areas. The outside space is secure to allow children and family pets to play safely and although extensive remains relatively low maintenance. The secondary garden would be ideal as a wildlife space or an area to keep chickens or grow vegetables while the more formal of the garden can be enjoyed to the front and side where there is a large patio ideal for al fresco dining its south facing position making it the perfect place to catch the sun all day long. Other amenities include an outside tap and sockets.

Tenure: Freehold  
Council Tax Band: F  
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

- Detached garage
- Lots of gated driveway parking
- Spacious living areas
- Four double bedrooms
- Wonderful wrap around gardens
- Very sought after village location
- Centrally placed home in the village
- Stunning kitchen dining living room
- Spacious separate living room

## 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)

Image not found or type unknown

