

Simonside Drive, Longframlington, Morpeth, Northumberland

Offers Over £425,000



Full Description

A home of true beauty which has been significantly extended and features quality fixtures and fittings throughout. Elizabeth Humphreys Homes are delighted to welcome to the market this fabulous 4-5 bedroomed family home with annexe located in the Northumberland village of Longframlington. The property benefits from uPVC windows and composite front and rear doors, driveway parking to the front, and a fully boarded loft ideal for storage with a ladder for easy access. The property has LPG metered gas 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 into a shapely hallway which benefits from a fitted door mat and quality LVT flooring which continues throughout most

of the ground floor creating a seamless transition between the different spaces. Stairs ascend to the first floor and various doors lead off to the principal living areas and to the space which was originally the garage. The ground floor WC is a superb asset as it negates the need to continually frequent the upstairs facilities. The suite comprises a close coupled toilet with a push button behind and a full pedestal hand wash basin with a mixer tap above. There is additional space to hang cloaks and store shoes in addition to the area beneath the stairs where there is plumbing and space for a washing machine and space for a tumble dryer.

Showcasing a lovely rectangular bay window to the front, the lounge is an inviting room bathed in natural light. The high ceilings add to the sense of space offered and there is plenty of room to accommodate a range of comfortable furniture upon which you can relax and spend time with family and friends.

Located to the rear of the property, the kitchen-diner, which flows freely into a glorious garden room, is light and airy and appeals to modern living. The dining end offers plenty of space to sit and dine and the kitchen offers a good number of wall and base units with a high gloss cream coloured door complemented by a contrasting stone effect laminate work surface. In terms of fitted equipment, there is a fridge-freezer, a double oven, a four-burner gas hob beneath a chimney style extractor fan and a stainless-steel splash back, a dishwasher and a bowl and a half stainless steel sink beneath a window providing uninterrupted views over the rear garden.

The garden room benefits from a light lantern and recessed spotlights and many windows taking advantage of the garden views. A pair of French doors with windows to either side provides access to the garden facilitating free flow of movement between indoor and outdoor living. This room catches the southerly sun and is a superb additional living space.

The garage has been creatively converted retaining some storage to the front and with additional rooms being built on, creates a superb annexe. With access from the main hallway and independent external access, this is an excellent addition to the home as it could easily facilitate multi-generational living. The former garage presents bedroom accommodation which is carpeted and would accommodate a double bed and a wardrobe comfortably. The fully tiled en-suite comprises a raised walk-in shower with a water fall shower head and a separate shower head behind a glass screen, a close coupled WC with a push button above, a hand wash basin on top of a vanity unit and a heated towel rail ensures added comfort. The extended part of the property offers a sitting room which is a light and bright space with a stable door providing useful access to the front of the property. This area could be used for many other purposes like home office/ hobby enthusiasts.

Taking the stairs to the first floor, the spacious landing opens out to 4 bedrooms, the family bathroom and a useful airing cupboard which houses the boiler for ease of access. All the bedrooms benefit from carpet adding comfort as you move throughout.

The principal bedroom is a substantial king-sized room with a full bank of fitted wardrobes offering excellent storage potential. A window captures views to the west and the evening sunshine creates a lovely relaxing feel.

The en-suite, with vinyl flooring, comprises a close coupled toilet with a push button behind, a wall hung half pedestal hand wash basin and a shower with a sliding glass door and shower within. A window, with privacy glass, allows for natural light which illuminates the tiling perfectly.

Bedroom 2 is a large double room with a window looking east. This restful room offers plenty of storage options.

Bedroom 3 is another spacious double room with an easterly aspect and various storage options available.

Bedroom 4 is a large single room, currently utilised as an office, with a window taking advantage of views to the west.

The fully tiled family bathroom comprises a bath with a water fall shower head and a separate shower head over behind a glass screen, a chrome heated towel rail, a close coupled toilet with a push button behind and a half pedestal hand wash basin with a mixer tap over.

The rear garden, securely fenced to allow children and family pets to play safely, is a private space in which you can relax and unwind at the end of the day.

Tenure: Freehold

Council tax band: E, £3083.53

EPC: C

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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

- Lovely light home
- Annexe
- Driveway parking
- Sought-after village location
- Ensuite
- Ground floor shower room bedroom annexe or multi use space
- Storage garage area
- Garden

Contact Us

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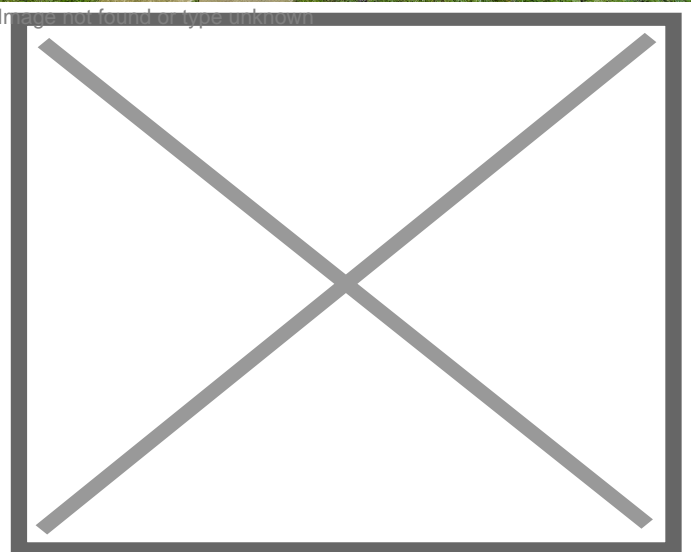


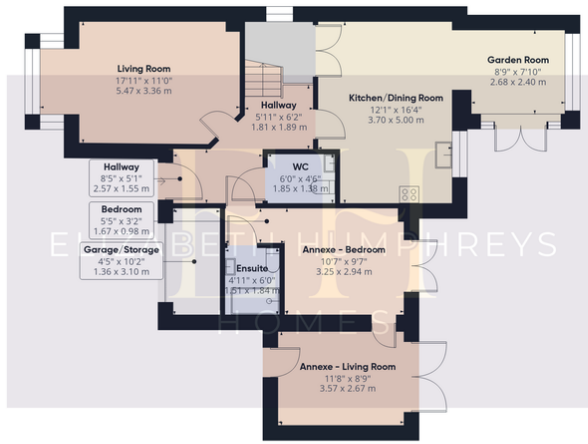




Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C		75	87
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

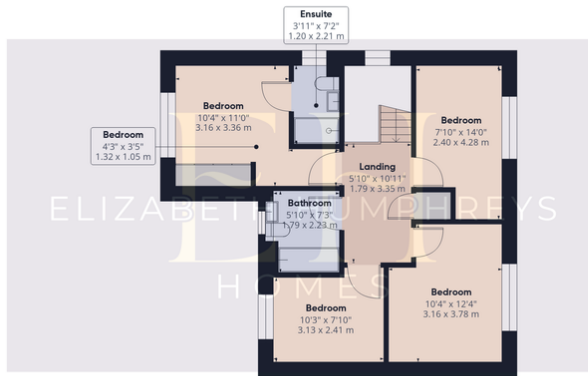
Environmental (CO ₂) Impact Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100) A			94
(81-91) B		83	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England, Scotland & Wales		EU Directive 2002/91/EC	





Ground Floor

Approximate total area⁽¹⁾
 1499 ft²
 139.2 m²

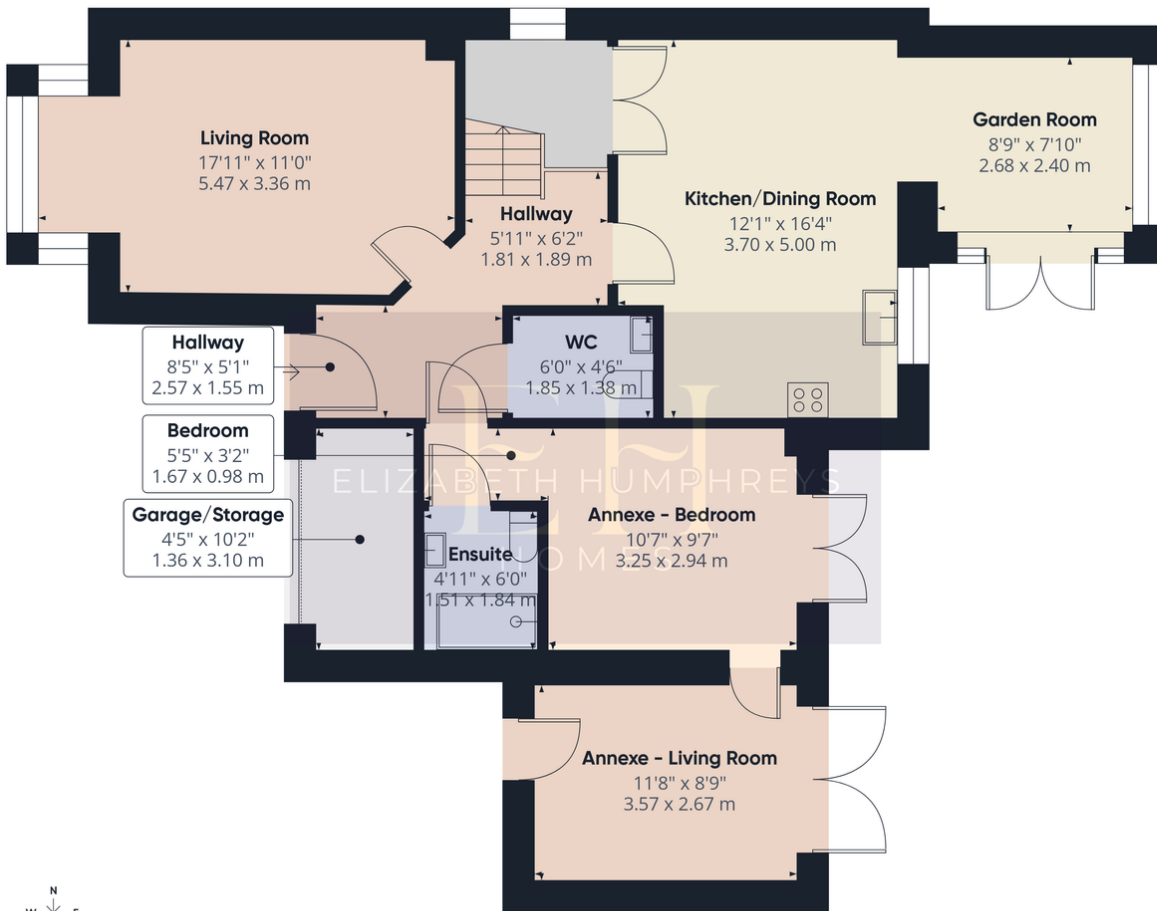


Floor 1

(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

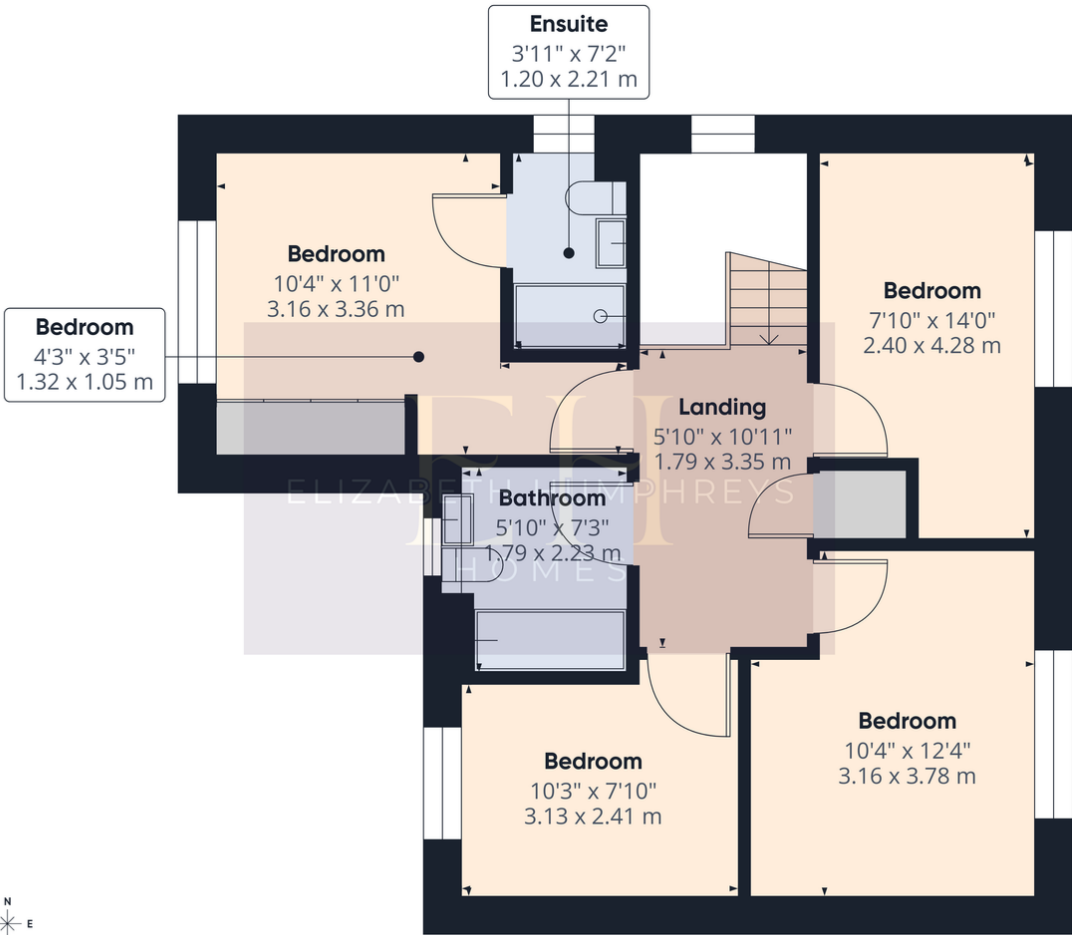
Approximate total area⁽¹⁾
 921 ft²
 85.5 m²

(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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Approximate total area⁽¹⁾
578 ft²
53.7 m²

(1) Excluding balconies and terraces

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