

# Springwood, Swarland, Morpeth, Northumberland

£625,000



## Full Description

Elizabeth Humphreys Homes are extremely pleased to bring to the market this fabulous five bedroom detached property complete with a detached double garage and a further room above. This impressive family home is ideal for multi-generational living, including those with mobility issues, as two of its five bedrooms are located on the ground floor along with a well-equipped wet room and a separate WC. The property is stunningly presented throughout with a superb, modern finish which includes Karndean flooring to the majority of the ground floor and stylish chrome switches and sockets. There are UPVc windows and doors, LPG gas central heating and all other usual mains connections. It occupies a generous plot offering spacious accommodation as well as excellent outdoor space by way of its inviting landscaped gardens.

The village of Swarland is ideally situated just off the A1 with the market town of Alnwick only 7 miles north. The small rural community has excellent sporting facilities with three tennis courts, a 5-a-side court, a football field, an equestrian centre and an all-weather bowling green. The village has a lovely local primary school, which was recently awarded Good by Ofsted, and is a walk away. There is also a great village café.

A ramp provides easy access to the front door which opens into an internal

porch with windows all around offering a lovely view over pretty cottage style borders. A pleasant patterned tile to the floor makes this a very inviting entrance to the home. Another UPVc door takes you into a wonderful open hallway which showcases the beautiful wood effect Karndean flooring seen in most of the ground floor rooms. Various oak doors lead off and there is a magnificent glass panelled staircase, enhanced by little lights, running up to the first floor. A designer radiator and spotlights to the ceiling are further tasteful touches.

Double doors provide a grand entrance to the superb lounge which has been extended to the rear by way of a garden room almost doubling the size of the space available. Two windows to the side circulate a wealth of natural light and also offer delightful views over the pretty cottage-style borders and there is also a splendid view over the rear garden. The initial part of the room benefits from coving to the ceiling which contrasts perfectly with the vaulted ceiling within the extension. The extension itself is an idyllic space in which to while away the day, perhaps by relaxing with a book or taking in the enchanting views over the rear garden by way of a large picture window. Two Velux windows also allow natural light to stream into this space as well as adding to the light and airy feeling of the room. A wood burner sitting on a slate hearth provides a further focal point to the room and is ideal for the colder months. French doors open onto a patio to the rear bringing the outside in and are ideal for alfresco dining.

Further down the hallway is the impressive kitchen/dining/family room which is yet another amazing space, filled with light courtesy of two large sets of sliding doors to the front and side, the latter offering a lovely aspect over the landscaped gardens as well as a field beyond. Both sets are adorned with colonial shutters which are very pleasing on the eye. An attractive wood burner set within a floor to ceiling brick wall gives an almost country cottage feel to the room as well as being the ideal addition when the nights draw in. Wall and ceiling lights are available at this end of the room to create your perfect ambience and tiling to the floor in a mixture of cream and black contrasts beautifully with the stonework around the fire. The kitchen section of the room offers a large number of wall and base units with a sleek, high gloss door along with ample quarts bench space which benefits from a matching upstand and black brick-style splashback tiling provides a striking contrast. There is a NEFF eye level double oven, a built in NEFF microwave and a four burner induction hob with a chimney style extractor fan above. In addition there is space for a free standing American style fridge freezer, a fully integrated dish washer and a free standing wine cooler. A large centre island offers further storage and there is also a breakfast bar area. A larder style pull out is also available along with a bowl and a half stainless steel sink. Two windows offer fabulous views over the rear garden and also allow natural light to stream into the space with plinth lighting along with ceiling spotlights adding further brightness to the space. Plenty of space is available in the centre of the room to place a dining table and chairs if required. Designer radiators give a further touch of luxury to this stunning space and ensure this large space is warm and toasty when required.

A door leads off into a large utility which has further cupboards and bench space along with a single bowl stainless steel sink. There is also plumbing and space for a washing machine, space for a tumble dryer and the LPG gas boiler is also housed here. The same tiling has been used to finish the



floor which creates a lovely seamless flow between the separate rooms and there is further tiling to half height on the walls in a brick-style black and white colour. These colours have also been used as a splashback to the units which gives a truly stylish finish to this room. A door opens into the rear garden which makes this space ideal as a 'boot room' with the tiling being both attractive and practical, especially if removing muddy footwear and the like.

Returning to the main hallway, a good size double bedroom is located to the front of the property, again with pretty coving to the ceiling and more of the stylish Karndean flooring. The second double bedroom on this floor is also to the front with its window benefiting from more of the charming colonial shutters. A wet room is perfectly positioned on this floor with easy access from either of the bedrooms. It is fitted with anti slip safety flooring and has full height white tiling within the shower finished with a pretty mosaic. A Closomat WC has also been fitted which offers a full wash and dry facility, ideal for anyone who may require additional support. There is also a pedestal wash hand basin and a low maintenance ceiling with spotlights. A window to the side allows for natural light. Also off the hallway is a large cupboard which would make an excellent walk-in wardrobe to the main double bedroom, with potential to create an entrance via the bedroom itself rather than the hallway which would offer greater privacy. A further WC (close-coupled with push button) is also located here along with a wall hung corner hand basin and a chrome heated towel rail. Attractive tiling to the floor also continues up behind the WC and the same tiling has been used to create a splash back to the hand basin.

The first floor at this impressive home is reached via the stunning glass panelled staircase which is beautifully enhanced by little lights to the side. The pleasant open landing has a nice shaped ceiling lit by spotlights and there is also a Velux for natural light. There is access to a large walk-in cupboard which is ideal for storage. Three further double bedrooms are located on this floor and all benefit from ensembles.

The master suite is a delightful L-shaped room with a charming semi-vaulted ceiling and a dormer window to the front which is joined by a big window to the rear. These allow natural light to stream into the room making this an extremely warm and inviting space and there are also spotlights to the ceiling for added brightness. Storage is available by way of built-in wardrobes as well as a dressing table area and there is also some hanging space behind the bed. The ensuite is lovely and light courtesy of a large Velux window. It boasts a wonderful free standing bath, a walk behind glass shower cubicle, a close coupled WC and great vanity units with twin sinks set on top. There is also a heated towel rail. The room has a seamless finish with full tiling to the floor and walls and there is a semi-vaulted ceiling lit with spotlights.

Bedroom two on this floor is a further good size double also boasting a large Velux window in its semi vaulted ceiling which is lit by spotlights. The sizeable ensuite offers a quadrant shower cubicle, a wall hung half pedestal hand basin and a close coupled WC with push button. In addition there is a chrome heated towel rail and an electric shaver point. Storage is available by way of some built-in cupboards down one wall. Again this space has a beautiful finish with full tiling to the floor and walls in tones of grey through to blue.

The final double bedroom benefits from built-in wardrobes as well as drawers and has a lovely aspect to the rear. Again, it has a charming vaulted ceiling lit with spotlights. The large ensuite is fitted with a quadrant shower cubicle, a wall hung half pedestal hand basin, a close coupled WC with push button and a chrome heated towel rail. A big Velux window in its semi vaulted ceiling ensures natural light can stream into the space and there are spotlights which add to the brightness. A built-in cupboard to one corner offers excellent storage potential.

The double garage, with extra living room above, is a spacious double garage with a door leading to a corridor that in turn leads upstairs to a great extra entertaining living area, which is very light. A wonderful room with many potential uses, the current owners use it for listening to music and an extra quiet reading space; this room would make a great games room, home office or hobby space.

The extensive private wraparound landscaped gardens are wonderful with various seating areas, mature planting and an outdoor BBQ area, mature trees and raised beds, whilst the large block-paved driveway provides lots of parking. Next to the garage is another private sitting area.

Tenure: Freehold  
Council Tax Band: F £3489.82  
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

- Double garage
- Landscaped garden
- Driveway parking
- Ensuites
- Stunning kitchen/dining/living room
- Sought after location
- Lovely and light
- Extra room over double garage

## Contact Us

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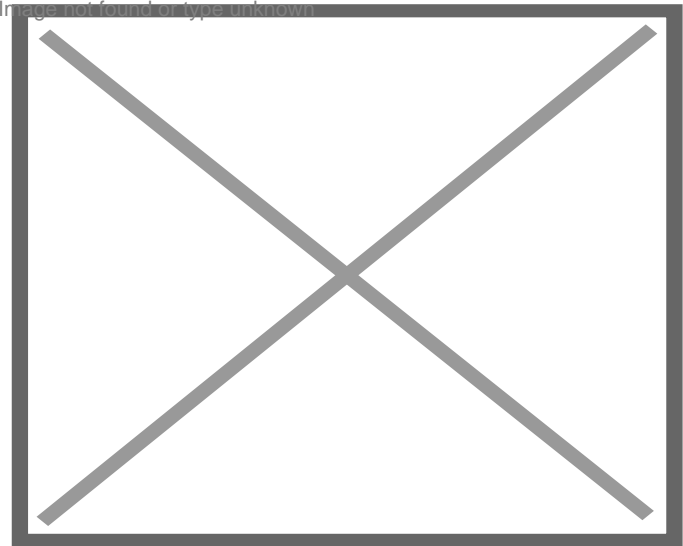


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	65	71
England, Scotland & Wales		
EU Directive 2002/91/EC		

Environmental (CO <sub>2</sub> ) Impact Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
	74	79
England, Scotland & Wales		
EU Directive 2002/91/EC		



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Ground Floor Building 1



**Approximate total area<sup>m</sup>**  
1552 ft<sup>2</sup>  
144.2 m<sup>2</sup>  
**Reduced headroom**  
2 ft<sup>2</sup>  
0.2 m<sup>2</sup>

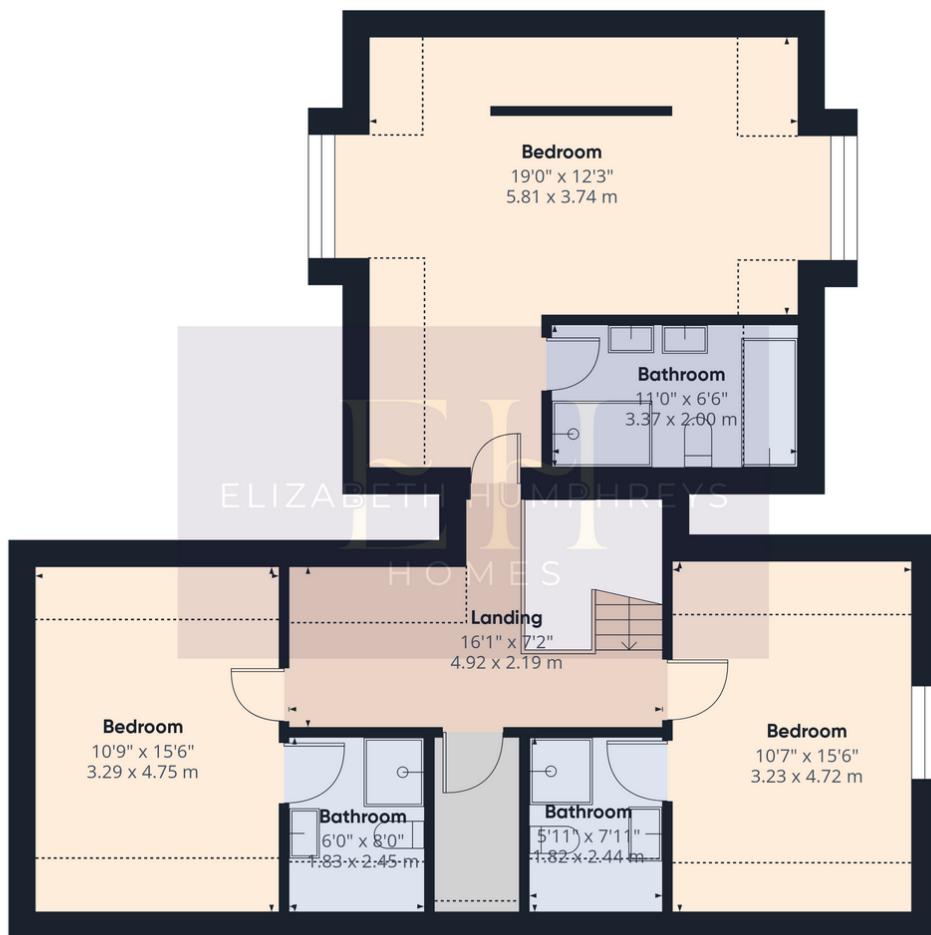
(1) Excluding balconies and terraces

**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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Floor 1 Building 1



**Approximate total area<sup>m</sup>**

934 ft<sup>2</sup>  
86.9 m<sup>2</sup>

**Reduced headroom**

203 ft<sup>2</sup>  
18.8 m<sup>2</sup>

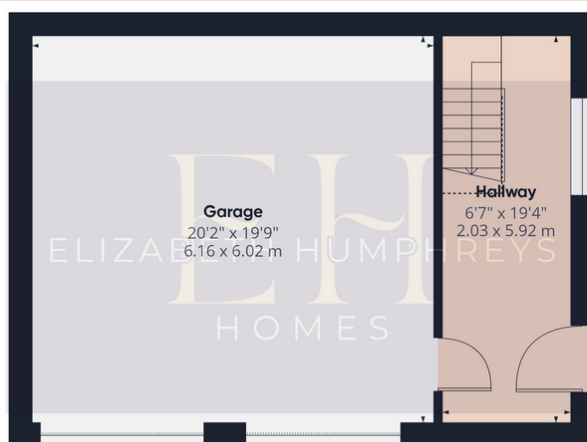
(1) Excluding balconies and terraces

**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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Ground Floor Building 2



**Approximate total area<sup>m</sup>**

889 ft<sup>2</sup>  
82.7 m<sup>2</sup>

**Reduced headroom**

181 ft<sup>2</sup>  
16.8 m<sup>2</sup>

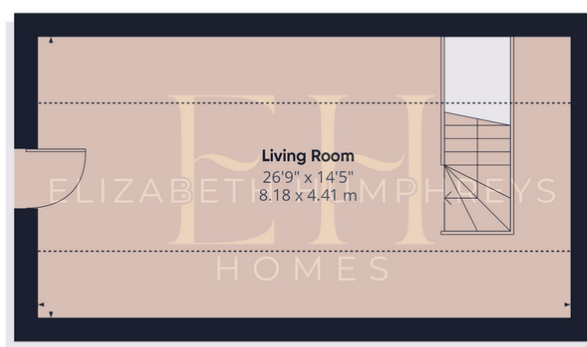
(1) Excluding balconies and terraces

**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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Floor 1 Building 2