

St. Laurence Court, Longframlington, Morpeth

£640,000



Full Description

Elizabeth Humphreys Homes Northumberland are delighted to welcome to the market this stunning, prestigious and high-quality 5 bedroom detached family home located in the Northumberland village of Longframlington. This family home boasts a double garage, block-paved driveway parking, a generously sized front garden and an attractive oak porch area. The property, which has been fitted with oak doors, brushed chrome switches and sockets and a mix of Karndean flooring and superior quality carpets throughout, benefits from LPG gas central heating with underfloor heating controlled by individual room thermostats downstairs, and all the other usual mains connections, including fibre broadband to the property. This incredibly light and bright family home, built by Dacre Street Homes, is your dream country home!

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 superb open hallway with a large beautifully made oak staircase sweeping to the first floor. Karndean flooring extends throughout the ground floor and the wet underfloor heating, which is individually controlled from room to room, is wonderfully warm underfoot.

The first main door opens into a dual aspect opulent lounge. French doors with windows to either side lead to the rear garden. A further window overlooks the side garden. Natural light is enhanced by spotlights and a central ceiling light. A multi-fuel burner set within an inglenook fireplace with a wooden mantle and slate hearth forms an attractive focal point. This room has a separate temperature control linked to the underfloor heating.

A second reception room, currently used as an art studio, could be utilised as a home office, a playroom, a tv room or another bedroom depending on your requirements, and is another lovely light and bright room overlooking the front of the property.

The kitchen-dining-family room is stunning. With anthracite-coloured bi-fold doors with fitted blinds opening into the rear garden and two windows to the front, the amount of natural light entering the space is tremendous. There are a superb number of grey wall and base units, a centre island and breakfast bar area with drawers, additional cupboards and shelf space, whilst the kitchen is equipped with Siemens appliances including a fully integrated dishwasher, an induction hob with integral hot plate beneath a ceiling extractor fan, an integrated combination microwave above an eye-level oven and a fully integrated fridge freezer. There are beautiful smoked mirrored splash backs complementing the Silestone worksurfaces, with matching up stand, within which the stainless-steel sink with attractive tap has been incorporated. The colours chosen create a sublime look to the interior of this sociable and comfortable room. At the other end of the L-shaped room there is good sized area for a dining table and accompanying chairs in addition to space for a settee or alternative seating.

A large utility leads off the kitchen and offers a good amount of workable bench space and storage, plumbing and space for a washing machine and a bowl and a half stainless steel sink. The hot water and heated towel rails can be operated independently from the under-floor heating, the controls for which are located in the utility room, there is space for an America style fridge freezer. A composite door provides external access and an oak fire door opens to the spacious double garage which has two electric sectional doors and also features an electric car charging point attached to the wall.

The downstairs WC is a spacious room with dark grey floor tiles and light grey wall tiles both of which create a sleek finish. The Villeroy and Boch suite comprises a wall-hung WC with a pushbutton above, a wall-hung half-pedestal hand basin, a chrome heated towel rail, a mirror, and ceiling spotlights.

Taking the stairs to the first floor, the landing, with a window allowing for natural light, opens out to 5 bedrooms, 3 bathrooms and a good-sized airing cupboard.

The primary suite is impressive and extends the entire depth of the

property. Overlooking the front, with ceiling spotlights, the opulent French feel impresses immediately. A smoked glass wall with glass door opens into the ensuite which comprises a wonderfully deep Villeroy and Boch double-ended white bath with wall mounted taps, a wall hung vanity unit with two wood effect drawers and a wide winged sink on top, a large walk-behind glass shower screen with a waterfall shower head and a separate shower head within, a wall-hung WC with a pushbutton above, a shaver point, a chrome heated towel rail and a fitted mirror. This fully tiled space provides a designer high quality experience. The suite is finished by way of a dressing area with spotlights to the ceiling and two windows overlooking the rear.

Bedroom 2, at the other end of the landing from the primary suite so making it ideally placed as a guest suite, is a good-sized double with a dormer window to the front capturing an attractive view over the hills. A Velux window within the semi-vaulted ceiling adds to the natural light. The fully tiled Villeroy and Boch equipped ensuite comprises a spacious shower cubicle with a waterfall shower head and a separate shower head within, a grey wall-hung vanity unit, a wall-hung WC with a pushbutton, a fitted mirror, a chrome heated towel rail and spotlights to the ceiling.

Bedroom 3 is a further generously sized double with a semi-vaulted ceiling overlooking the rear of the property.

Bedroom 4 is another large double, currently used as an office, to the front of the property with plenty of shelving which could easily be replaced by fitted wardrobes if you so wished.

Bedroom 5 is also a double room with an aspect to the rear. All the bedrooms are shaped differently, this one being a square shape, and all have a beautifully different atmosphere.

The fully tiled family bathroom is incredibly spacious. The Villeroy and Boch suite comprises a raised double ended white bath with wall mounted taps and a nook to house accessories or candles, a wall hung vanity unit with wood effect drawers, a large shower cubicle with a walk behind shower screen and a water fall shower head and a separate shower head within, a fitted mirror, shaver points and a chrome heated towel rail. A window overlooking the rear allows for natural light with further lighting by way of ceiling spotlights and controls to allow a more subdued lighting if you so wished located around the bath area. Another stunning and designer looking space which is the perfect place to unwind from the hustle and bustle of the day.

Externally, the rear garden is a unique and private space. The laurel hedge at the foot of the garden adds to the privacy. A pathway extends the width of the property with a good-sized paved patio area perfect for the alfresco dining experience during the warm summer months. There is a good amount of lawned area which is low maintenance and the whole space is securely fenced to allow children and family pets to play safely, and there is also a paved area at the side of the home for bins storage and siting a garden shed.

Tenure: Freehold

Council Tax Band: F, £3,136.24

EPC: C

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

- Stunning family home
- Double garage
- Very well presented
- High quality fittings
- Landscaped gardens
- Driveway parking
- Quality spacious living-dining-kitchen
- 2 ensuite bedrooms
- Village location
- Light and spacious

Contact Us

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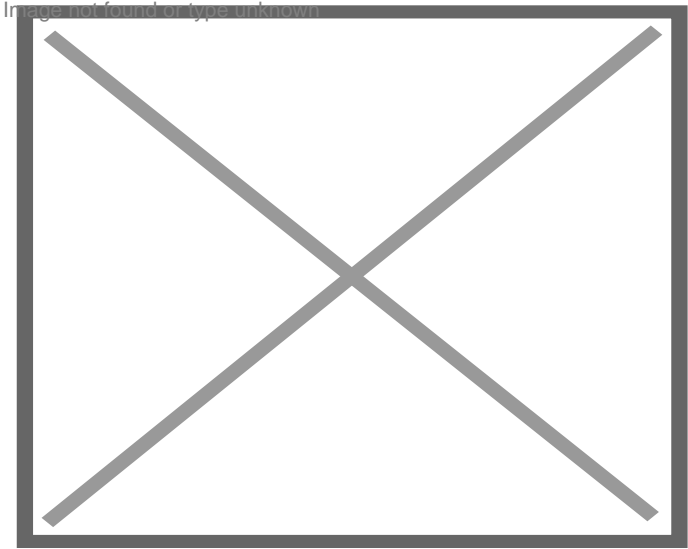














Ground Floor

Approximate total area
1406.92 ft²
130.71 m²

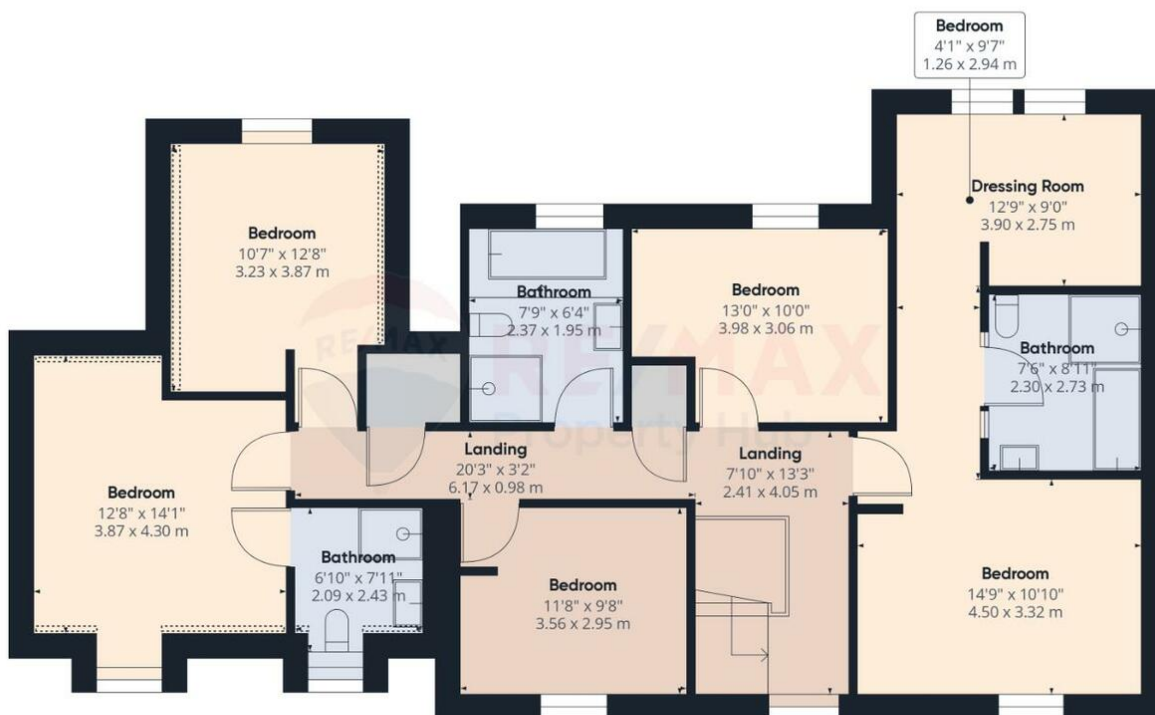
Reduced headroom
7.44 ft²
0.69 m²

Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)

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

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Floor 1

Approximate total area
1241.81 ft²
115.37 m²

Reduced headroom
13.9 ft²
1.29 m²

Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)

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