

# Studley Drive, Swarland, Morpeth, Northumberland

Offers Over £450,000



## Full Description

An immaculately presented family home which has been significantly extended to offer light and bright contemporary living. Elizabeth Humphreys Homes are delighted to welcome to the market this fabulous 3 bedroomed cottage style bungalow located in the Northumberland village of Swarland. This distinctive home benefits from two driveways: one gravelled with parking for two cars and the other offering parking for multiple cars leading to a large garage with an electric roller shutter door and stairs ascending to a useful room above the garage. Additional features include lovely landscaped front and rear gardens, uPVC windows and composite doors, quality oak internal doors, LPG 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.

The front garden, securely fenced to allow children and family pets to play safely offers a lovely welcome to this beautifully well cared for and presented home. The front door opens into an exquisite and contemporary open plan living-dining-kitchen space which appeals to modern living and incorporates a stunning vaulted ceiling with Velux windows allowing a wealth of natural light to circulate. The wood effect Karndean flooring creates a sleek and stylish look, and this beautiful space is finished with high quality fixtures and fittings.

The kitchen/dining area, extending the full width of the property, offers a superb number of wall and base units with a grey-green door complemented by a contrasting granite work surface, fitted by a master craftsman as the grain of the up stand matches perfectly with the surface area. There is space for a free-standing range with a glass splash back behind and a chimney style extractor fan above and a free-standing American style fridge freezer. In terms of fitted equipment, there is a quality Franke bowl and a half stainless steel sink dropped into the work surface with a drainer cut in to the side and a fully integrated BOSCH full sized dishwasher. A central island, with matching granite surface, offers additional storage and seating and a window above the sink provides uninterrupted views over the rear garden with further light entering via the Velux windows above.

A large utility room offers space and plumbing for a washing machine and space for a tumble dryer. There are further wall and base units with a wood look work surface with matching up stand and a marble effect wet wall splash back behind, a bowl and a half stainless steel sink, a chrome heated towel rail and a large cupboard for cloaks storage. Loft access is available.

The kitchen flows freely into the dining room which comfortably accommodates a large dining table and accompanying chairs before a pair of French doors which open onto a patio facilitating the free flow of movement between indoor and outdoor living: ideal for enjoying alfresco dining during the warm summer months.

Showcasing a stunning inglenook fireplace, the living room area leads seamlessly from the dining room area and is a wonderfully welcoming space in which to relax with family and friends before the wood burner set upon a slate hearth with a wooden mantle above. A square archway leads from here into a south facing garden room to the front of the property which is a superb additional living space. With two attractive exposed stone walls, many windows and a pair of French doors, this room is the perfect space in which to enjoy garden views throughout every season or to watch the birds nesting within the attractive hedging which frames the outside space.

Two doors open to the bedroom accommodation which comprises three bedrooms and the family bathroom. The rooms can be arranged in a variety of ways depending on your requirements: a large principal suite of rooms with a guest room or three independent bedrooms.

The guest bedroom, as it is currently, is a large double room with a window to the side of the property. Neutrally decorated allowing the easy addition of accent colour, this bedroom benefits from en-suite facilities. The fully

tilled suite comprises a slimline double sized shower cubicle with a sliding glass door with a large water fall shower head and a separate shower head within, a Villeroy and Bosch wall hung hand wash basin, a close coupled toilet with a push button, a large, fitted cabinet and a couple of useful niches. A chrome heated towel rail ensures added comfort and natural light enters via a window to the side.

A carpeted inner hallway, with a window allowing for natural light, leads to the other two bedrooms and a bathroom. The current owners utilise this set of rooms as the principal suite. The larger of the rooms is a double room with a window overlooking the front of the property and a door which provides external access to the peaceful garden. The space is finished with laminate type flooring and there is loft access available. This is a lovely light, bright and restful room.

Bedroom 3 is a large single room with a window taking advantage of views to the side. This room is currently utilised as a dressing room.

The family bathroom is sizable and comprises a double sized shower tray with a large glass walk behind screen with a water fall shower head and a separate shower head within, a wall hung half pedestal hand wash basin, a close coupled toilet with a push button, an illuminated mirrored cabinet and a chrome heated towel rail. Natural light enters via a window to the side which illuminates the quality marble-effect wet walling, the attractively tiling and the quality flooring perfectly.

The rear garden like the front garden is enclosed allowing children and family pets to play safely. Mainly laid to lawn, this low maintenance outside space is your haven of peace and tranquillity and a superb space in which to entrain or relax at the end of the day with a glass of wine or cup of coffee.

Tenure: Freehold  
Council Tax Band: E  
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

- No onward chain
- Lots of driveway parking
- Spacious garage with electric door and useful area above that could be utilised in various ways
- Wonderful front and rear gardens
- Light and spacious
- Large utility room
- Ensuite
- Sought after village location
- Walk to village café and social club
- Activities at the village hall

## 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)









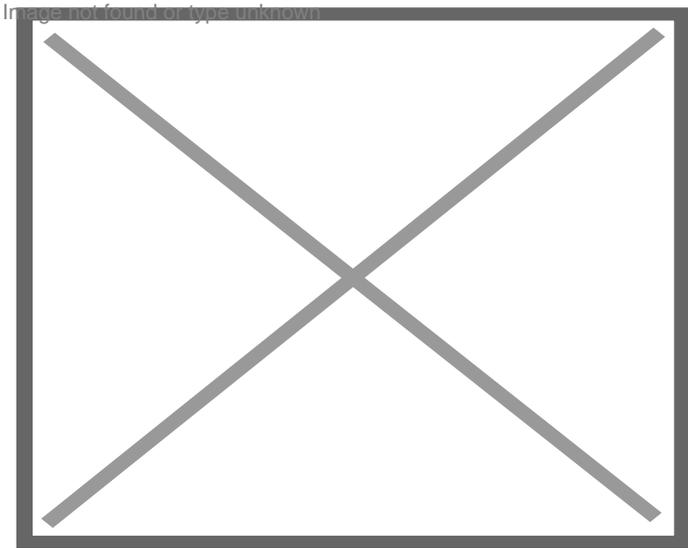






Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D		55	65
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental (CO <sub>2</sub> ) Impact Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-100) A			
(81-91) B			
(69-80) C		69	77
(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 Building 1

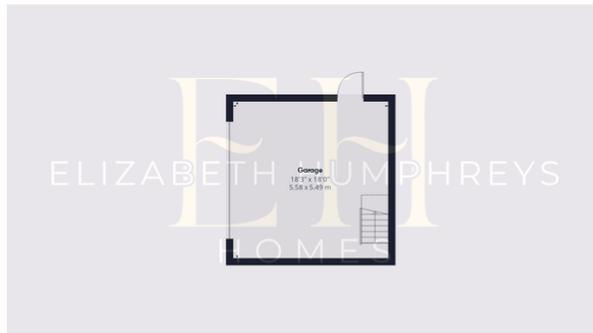
**Approximate total area<sup>(1)</sup>**  
 1862 ft<sup>2</sup>  
 172.9 m<sup>2</sup>  
**Reduced headroom**  
 9 ft<sup>2</sup>  
 0.8 m<sup>2</sup>

(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.

GIRAFFE360



Ground Floor Building 2



Ground Floor Building 1

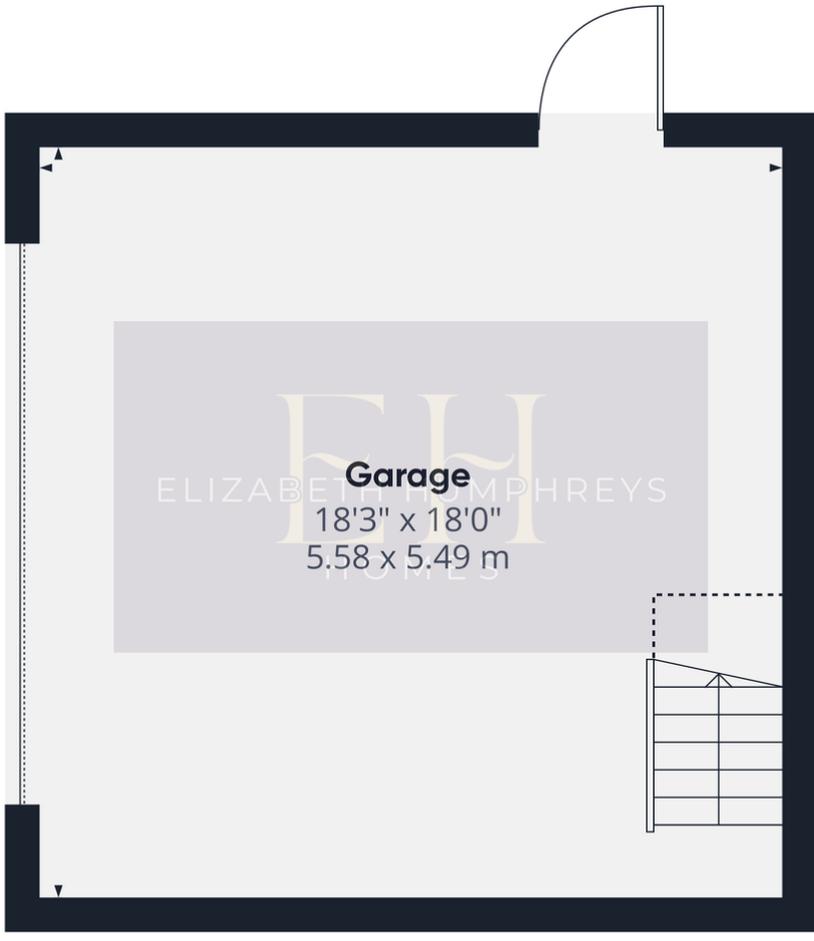
**Approximate total area<sup>(1)</sup>**  
 1530 ft<sup>2</sup>  
 142.1 m<sup>2</sup>

(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.

GIRAFFE360





**Garage**  
18'3" x 18'0"  
5.58 x 5.49 m

**Approximate total area<sup>(1)</sup>**  
332 ft<sup>2</sup>  
30.8 m<sup>2</sup>

**Reduced headroom**  
9 ft<sup>2</sup>  
0.8 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.

GIRAFFE360



Ground Floor Building 2