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LOW PASTURES, SWARLAND, NE65

Offers In The Region Of £695,000

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Immaculately Presented, Modern Detached Family Home Boasting Delightful South Facing Lawned Rear Gardens, Impressive Open Plan Kitchen/Dining and Family Space plus Extended Garden Room, Utility/Boot Room, Three Generous Reception Rooms, Four Good Sized Double Bedrooms, Contemporary Family Bathroom plus Two Re-Fitted En-Suite Shower Rooms, Integral Double Garage & Off-Street Parking.

This superb, modern, detached family home is ideally located in the popular village of Swarland, Northumberland. Swarland, which is situated only 7 miles southwest of Alnwick, is tucked just off from the A1 and provides excellent transport links into Alnwick, Morpeth and indeed Newcastle City Centre, which is situated 25 miles to the south.

Swarland Village offers a popular cafe, village hall, Vyner Park and Tennis Courts and outstanding local schooling. Percy Wood Golf and Country Club is also located nearby providing access to excellent recreational activities as are Swarland Woods, Swarland Village Club, as well as the popular Cook and Barker pub which is only a mile away.

The property is also placed only a short drive from outstanding countryside walks and the superb Northumberland coastline, with both Alnmouth and Warkworth beaches only 15 minutes' drive away.

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Moorfield is located at the tip of a quiet cul-de-sac, and is accessed via large, block paved driveway that leads to the front of the property. The internal accommodation comprises: Lobby, with ground floor guest cloakroom/WC and separate store cupboard. The lobby then leads into a central entrance hall with double height ceiling and return staircase to the first floor.

To the right side of the hallway is a lovely lounge with wood burning stove and window overlooking the front gardens. To the rear of the lounge is a second reception room which is currently set out as a music room but would be excellent as a ground floor study or games room.

The hallway then leads into a third reception room, which is generous in size, again with window overlooking the front gardens and wood-burning stove.

To the very rear of the property is an impressive, open plan lounge/dining and kitchen space, that has been extended by yourselves, and now enjoys access to a wonderful garden room with vaulted ceiling.

The kitchen area offers integrated appliances and stone worktops with central island and breakfast bar. A further door from the kitchen leads into a good-sized utility/boot room, with doors leading into the integral double garage and out to the terrace and gardens.

The stairs then lead up to the first-floor landing and give access to four good sized double bedrooms, of which two offer access to stylish, re-fitted en-suite shower rooms and WC's. The two further double bedrooms enjoy access to the main family bathroom, again which is generous in size with free standing bathtub and walk-in shower.

Externally, the property enjoys a generous and private position with well-maintained front and rear gardens. To the front, is a large driveway providing off street parking for multiple vehicles with access to the garage. A gate then leads into a side garden and then through to the extensive rear gardens which are laid mostly to lawn with well stocked borders and paved patio seating areas.

Well-presented throughout, with plantation shutters and solar, photovoltaic panels providing a feed in tariff for future years, this excellent, modern family home simply demands an early inspection.



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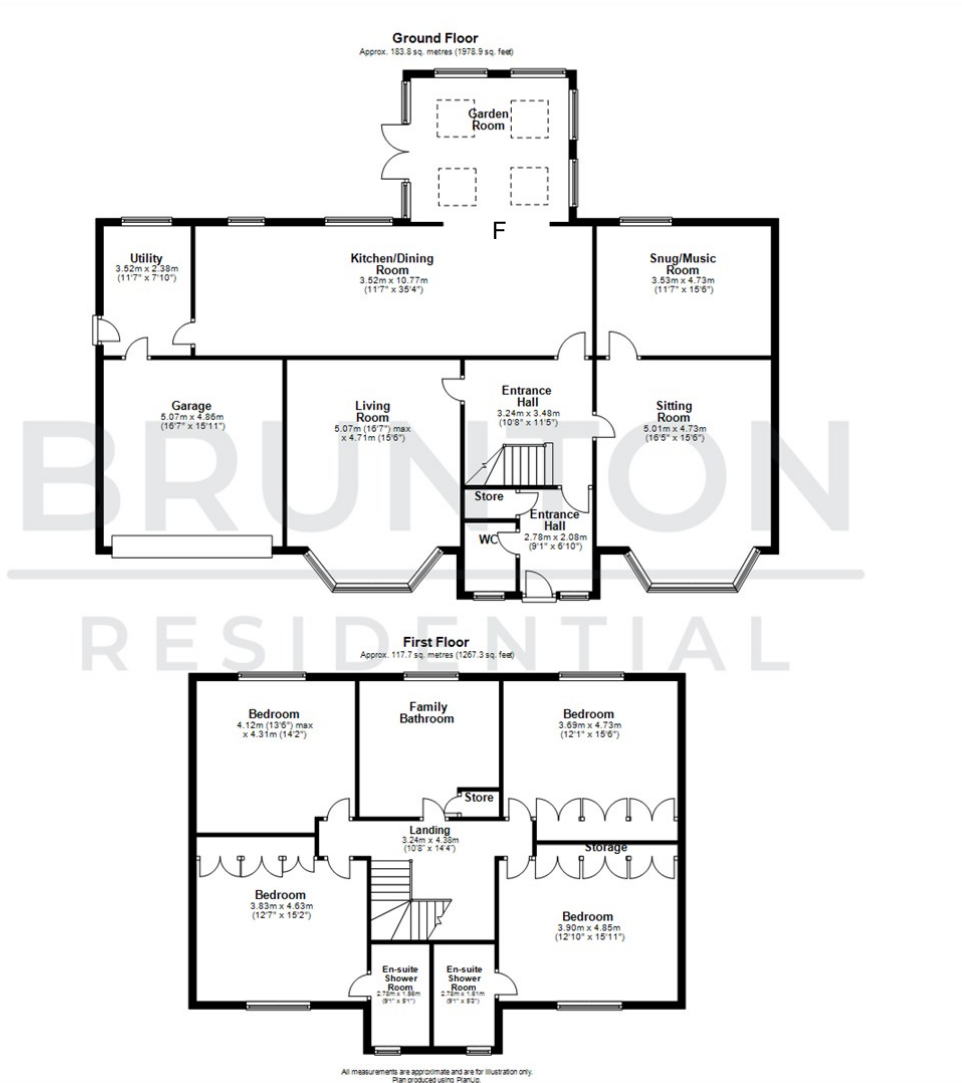
TENURE : Freehold

LOCAL AUTHORITY : Northumberland CC

COUNCIL TAX BAND : F

EPC RATING : D

SERVICES :



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) 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			
		62	67
England & Wales		EU Directive 2002/91/EC	

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