



7 Elder Grove

Longhoughton, Alnwick

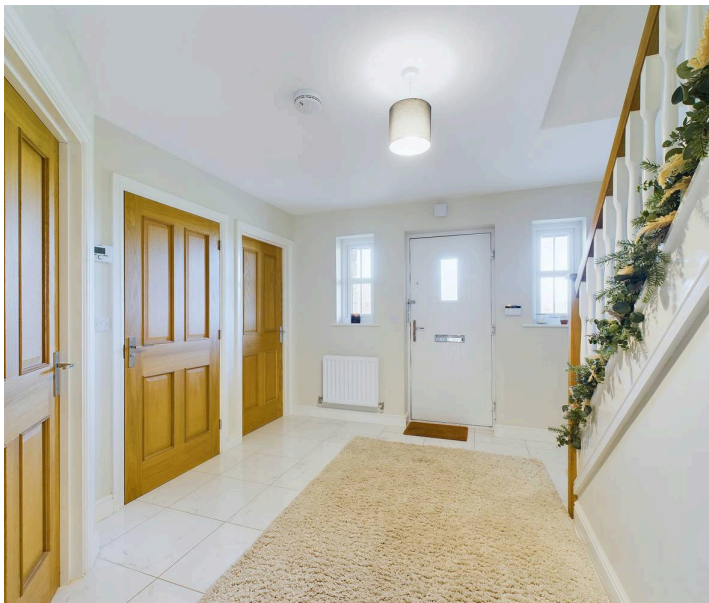
Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

- Five Bedroom Detached
- Three Bathrooms
- Modern Kitchen
- Large Open Plan Dining Area
- Sought After Location
- Immaculately Presented
- Double Integrated Garage
- Driveway for Multiple Cars



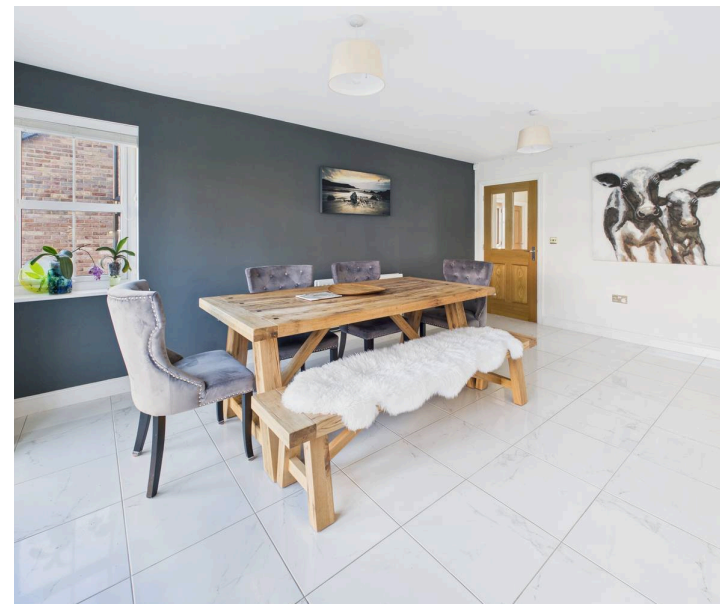
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Properties

Northumberland Properties are thrilled to welcome to the market this stunning five-bedroom detached home which enjoys an attractive plot at the front of this sought-after development, located in the popular village of Longhoughton.

Built in recent years by the highly regarded Story Homes, renowned for their high-specification finishes and exceptional build quality, this property presents an ideal opportunity for families seeking space, comfort, and convenience.

Positioned on a generous and attractive plot, the property welcomes you with a spacious and bright entrance hall, setting the tone for the generous proportions and well-designed layout found throughout. The heart of the home is the expansive kitchen diner, designed for modern family life and entertaining, with contemporary fittings and ample space for dining. The living room is equally impressive, offering a light and airy atmosphere with French doors leading to the rear garden, allowing natural light to flood the space. A convenient downstairs WC is located off the hallway as well as a dedicated study room providing a quiet and productive space, perfect for working from home, studying, or creating a private retreat for reading and focus.

Upstairs, five well-proportioned bedrooms provide ample accommodation for a growing family or visiting guests. The primary bedroom includes a wall of built in wardrobes and a spacious ensuite that includes vanity unit and double shower. A further bedroom also benefits from a stylish en-suite shower room, while a large family bathroom, finished to a high standard, serves the remaining rooms. The interior is tastefully decorated in a neutral palette, ensuring a contemporary and timeless feel.



Externally, the property boasts a low-maintenance rear garden with neat lawns, perfect for relaxing or entertaining. The block-paved driveway offers ample off-road parking and leads to the spacious integral garage, providing additional storage or potential for further use. This exceptional home combines high-quality craftsmanship with a prime location, making it an ideal choice for those seeking a balance of modern living and countryside charm.

Longhoughton is a desirable Northumberland village, ideally situated just a short distance from the breathtaking Northumberland coastline. The village offers an excellent range of amenities, including a well-stocked village shop, a café, a primary school and a community sport centre.

For those who enjoy the great outdoors, scenic coastal and countryside walks are right on the doorstep. The historic market town of Alnwick is only a short drive away, providing a wider selection of shops, restaurants, and leisure facilities, as well as the iconic Alnwick Castle and Gardens. Excellent transport links, including easy access to the A1 and nearby Alnmouth railway station, make commuting straightforward.





First Floor



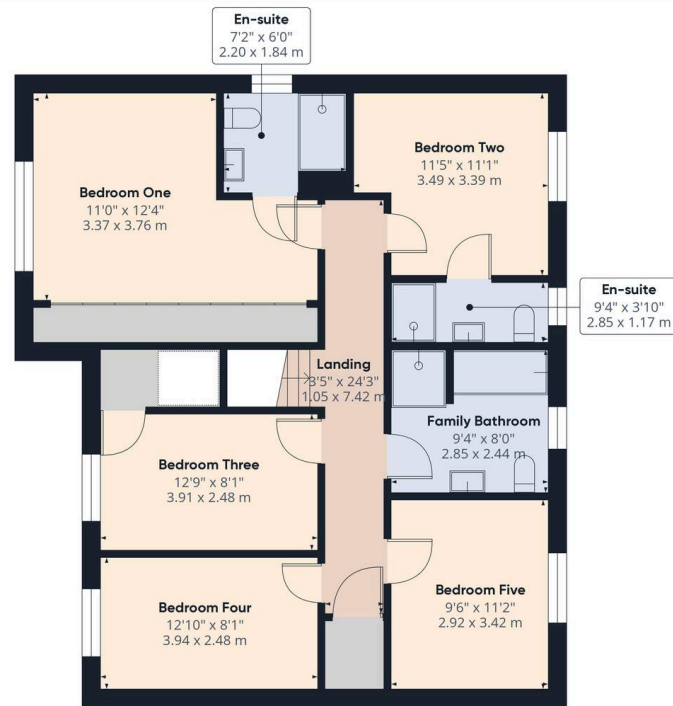
Approximate total area⁽¹⁾
1093.93 ft²
101.63 m²

(1) Excluding balconies and terraces

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

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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Floor 1



Approximate total area⁽¹⁾
903.2 ft²
83.91 m²

(1) Excluding balconies and terraces

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