



East Field Longhoughton

- Five bedroom detached property
- Three bedrooms with ensuite
- Open plan kitchen/dining area
- Spacious accommodation
- Coastal village



Guide Price: £380,000

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6 East Field

Longhoughton, Alnwick,

Northumberland NE66 3BZ

A substantial double-fronted house located in the coastal village of Longhoughton in Northumberland. This super family home has been extended into the attic space and now comprises five bedrooms and a nursery/study/store room in the upper floors, and two reception rooms and a large dining kitchen downstairs. One of the two garages has been converted into a garden room/playroom, which could also make an ideal home office. Three of the bedrooms have ensuite facilities, and there is also a downstairs W.C. off the utility. The property is situated in a quiet crescent of houses within a cul-de-sac that overlook a central green space. It is a perfect property for a buyer with a growing family that are in need of multiple bathrooms and bedrooms! Parking spaces are positioned off the private road in front of the house, and there are two private parking spaces in front of the garage and garden room at the rear.



HALL

Double glazed composite door, staircase to first floor, understairs storage cupboard, wood floor, and coving to ceiling.

KITCHEN/DINING AREA

Kitchen 11'7 x 11'0 (3.53m x 3.35m)

Double glazed window to rear, fitted wall and base units with granite work surfaces, under counter stainless steel sink, electric hob with extractor hood over, electric oven, integrated dishwasher, tiled splashbacks, wood flooring, radiator, and door to hall.



Dining Area 11'2 x 9'11 (3.40m x 3.02m)

Double glazed French doors and window to rear, radiator, and wood flooring.

UTILITY 7'7 x 5'2 (2.31m x 1.57m)

Double glazed door and window to rear, work surface, tiled splashback, space for washing machine and tumble dryer, radiator, central heating boiler, tiled floor and door to W.C.

W.C.

Close coupled W.C., splash backs, tiled floor and extractor fan.

LOUNGE 15'5 plus bay x 10'5 (4.70m plus bay x 3.18m)

Double glazed bay window, radiator, and coving to ceiling.

FAMILY ROOM 11'4 plus bay x 8'7 (3.45m plus bay x 2.62m)

Double glazed bay window to front, and radiator.



FIRST FLOOR LANDING

Double glazed window to front, radiator, storage cupboard, and cupboard housing the water tank.

FAMILY BATHROOM

Double glazed frosted window to rear, part tiled walls, bath, close coupled W.C., pedestal wash hand basin, extractor fan, and a radiator.

BEDROOM TWO 10'10 x 10'6 plus wardrobe (3.30m x 3.20m plus wardrobe)

Double glazed window to front, sliding door wardrobes, radiator, coving to ceiling and door to ensuite.

ENSUITE

Double glazed frosted window to side, tiled double shower cubicle with mains shower, close coupled W.C., pedestal wash hand basin, ladder heated towel rail, coving to ceiling, and downlights.

BEDROOM THREE 11'4 x 8'8 (3.45m x 2.64m)

Double glazed window to front, and radiator.

ENSUITE

Double glazed frosted window to side, tiled double shower cubicle with mains shower, close coupled W.C., pedestal wash hand basin, radiator, downlights and extractor fan.

BEDROOM FOUR 9'9 x 7'10 (2.97m x 2.39m)

Double glazed window to rear, and radiator.

BEDROOM FIVE 9'2 x 7'10 (2.79m x 2.39m)

Double glazed window to rear, and radiator.

SECOND FLOOR LANDING

Double glazed Velux window to rear, radiator, door to shower room, nursery/study/store room, and bedroom.

BEDROOM ONE 15'5 x 11'11 (4.70m x 3.63m)

Double glazed Velux window to front and rear, double wardrobe, radiator and eaves storage.

SHOWER ROOM

Double glazed Velux window to rear, corner shower cubicle with mains shower, W.C., wash hand basin with cabinet, fully tiled walls and floor, under floor heating, and chrome ladder heated towel rail.

NURSERY/STUDY/STORE ROOM 8'6 x 6'0 (2.59m x 1.83m)

Double glazed Velux window to front, radiator, and eaves storage.

GARDEN ROOM 17'11 x 8'1 (5.46m x 2.46m)

Double glazed window to front, double glazed French doors leading to the rear decked area, tiled floor, radiator, and downlights.

GARAGE

Up and over door, light and power supply.

EXTERNALLY

The front garden has a central path with lawns either side, and mature shrubs. The rear garden is lawned to rear and side, with steps up to the decking area ideal for eating al fresco in the summer months, with French doors into the converted garage.

SERVICES

Mains electricity, gas, water and drainage. Gas central heating.

TENURE

Freehold

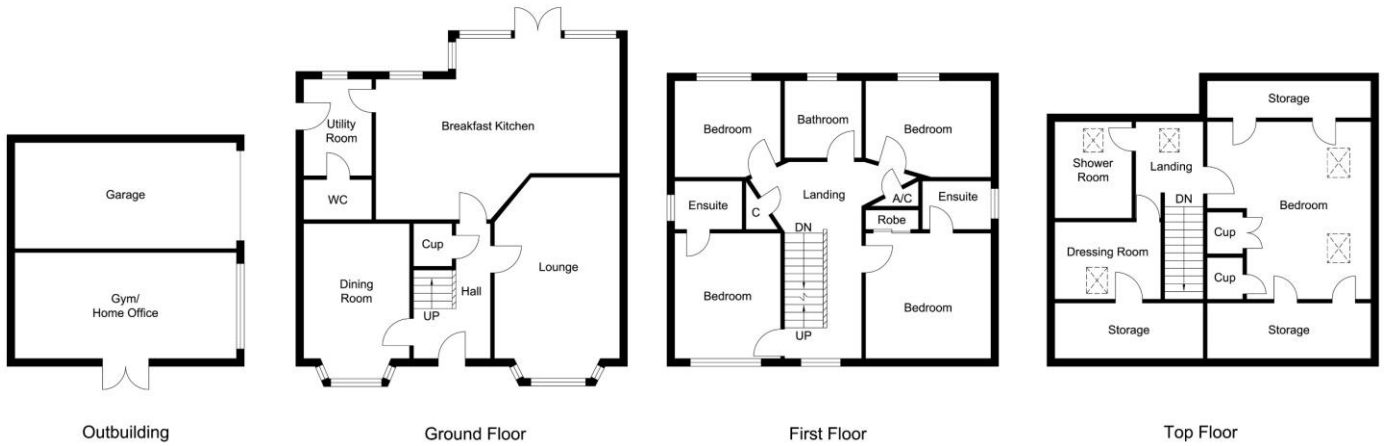
EPC Rating - C

Council Tax Band D

AL008442/DM/RJ/09.06.2023/V1

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		





6 Eastfield

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Version 1

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