



## Rothbury Road Longframlington

- Four bedroomed detached house
- 'Upside down' accommodation
- Private plot with secluded gardens
- Large detached garage



**Asking Price £ 410,000**

01670 511711  
17 Newgate Street, Morpeth NE61 1AW

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SAYER

[www.rookmatthewssayer.co.uk](http://www.rookmatthewssayer.co.uk)  
[morpeth@rmsestateagents.co.uk](mailto:morpeth@rmsestateagents.co.uk)



# Rothbury Road

## Longframlington

Stylish 'Scandinavian' themed detached dwelling offering a large vaulted living room with sun verandah and picture window being on the first floor, capitalizing on the dramatic outlook over the surrounding countryside.

Wonderfully located, set in a lovely private plot with secluded gardens, the main garden having a sunny southerly aspect.

The property has triple glazed windows and electric storage heating on the Economy 7 tariff. There are 18 solar panels purchased a few years ago by the present owners. Excess energy generated is automatically diverted into the immersion heater.

The living room is unquestionably the highlight of the property and the rest of the layout comprises:- hallway, open plan kitchen/diner, side utility/conservatory, downstairs snug/bedroom four, ground floor bathroom/W.C. with four piece suite incorporating both bath and shower cubicle, two double size ground floor bedrooms and first floor master bedroom which has built in furniture and an en suite bathroom/W.C.

There is a large detached garage being of such a size this could be potentially developed as dependant relative accommodation, subject to obtaining relevant consents.

Looking for something different, then this may well be the one.

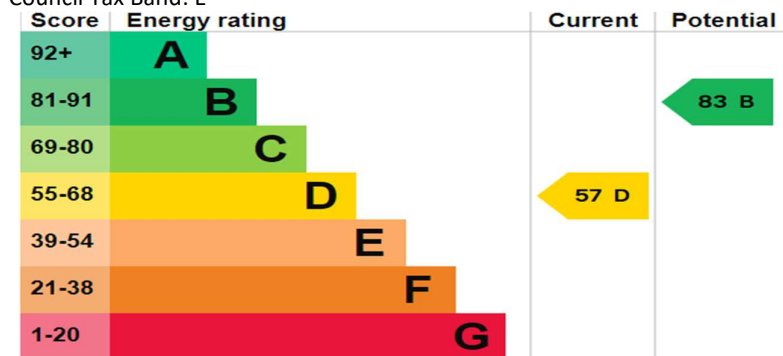
First floor lounge	22.8 X 20.8	(6.90m X 6.29m)
Snug/study	12.2 x 9.0	(3.71m x 2.74m)
Kitchen/dining room	16.0 x 14.6	(4.88m x 4.43m)
Conservatory	12.0 x 8.2m	(3.66m x 2.49m)
Bedroom one	15.2 x 11.5	(4.62m x 3.48m)
Bedroom two	12.6 x 9.7	(3.82m x 2.93m)
Bedroom three	12.6 x 9.7	(3.82m x 2.93m)

### TENURE

Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

EPC Rating: D

Council Tax Band: E



M00007750/BJ/SS/19.9.23/V.3



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