



Rothbury Road

Longframlington

- Spacious Detached Bungalow
- Stunning Wrap Around Garden
- Four Bedrooms
- Semi-Rural Living
- Idyllic Location
- Large Driveway plus Garage

Offers In Excess Of £450,000

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Rothbury Road Longframlington

Rare to the market, sits this spectacular four bedroomed detached bungalow on Moordale, Rothbury Road. Situated within the idyllic and small village of Longframlington, this semi-rural is a highly sought after location, not only due to its vibrant community, but its location to both main central towns of Morpeth and Alnwick. The property itself boasts a superb location, whilst internally offering a vast amount of internal space, plus that all important wrap around garden.

The property briefly comprises:- Entrance hallway, impressive open plan lounge/diner with floods of natural light due to the large full-sized windows overlooking the front gardens, offering a beautiful view. The kitchen is a very generous size with space for a dining table and chairs. Currently it has been fitted with a range of light wood wall and base units, offering ample storage and large picture-perfect window to enjoy the views of the rear garden. Appliances include an electric oven and hob, extractor fan and dishwasher. To the back of the kitchen, you further benefit from a large utility room with plenty of additional storage and access to the rear garden.

To the opposite end of the living accommodation, you have four generous sized bedrooms, three of which have fitted wardrobes, offering excellent storage. The family bathroom has been finished with W.C., hand basin, shower cubicle and free-standing bath tub.

Externally you have a large sweeping driveway that can accommodate several cars, plus a large garage. The gardens wrap the entirety of the property offering its new owners a stunning mature level grassed garden, which has been well maintained thanks to its current owner. Located to the rear, you benefit from a large outhouse building which is attached to the garage offering multiple uses and can easily be converted to suit your needs.

Guaranteed to impress, this is a must view!

Lounge/Diner: 25'6 x 17'8 (Max Points)	(7.77m x 5.38m Max Points)
Kitchen: 14'9 x 13'5 (Max Points)	(4.50m x 4.09m Max Points)
W.C: 5'7 x 2'10	(1.70m x 0.64m)
Utility: 9'9 x 9'8	(2.97m x 2.95m)
Bedroom One: 10'3 x 9'11	(3.12m x 3.02m)
Bedroom Two: 10'4 x 10'3	(3.15m x 3.12m)
Bedroom Three: 9'8 x 9'1	(2.95m x 2.77m)
Bedroom Four: 9'8 x 8'9	(2.95m x 2.67m)
Bathroom: 9'8 x 6'7	(2.95m x 2.04m)

PRIMARY SERVICES SUPPLY

Electricity: Mains
Water: Mains
Sewerage: Mains
Heating: Oil
Broadband: None
Mobile Signal / Coverage Blackspot: No
Parking: Garage and Large Driveway

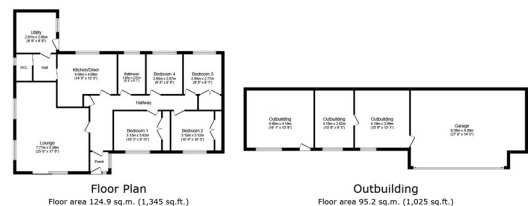
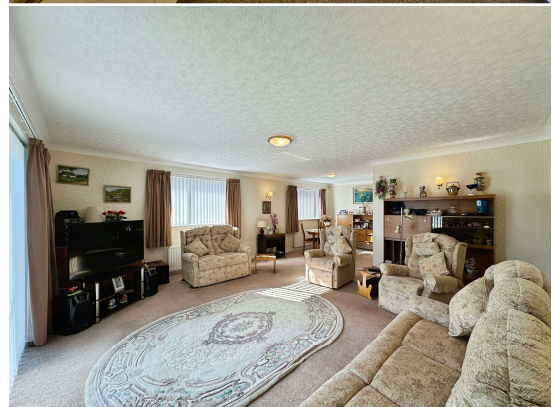
TENURE

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

Agents Note: It is our understanding that the property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your conveyancer will take the necessary steps and advise you accordingly.

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Total floor area: 220.1 sq.m. (2,370 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. We do not warrant, nor can we be held liable for, any purpose and do not form any part of any agreement. No liability is taken for any errors, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.co.uk

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

Important Note: Rook Matthews Sayer (RMS) for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute part or all of an offer or contract. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck the measurements before committing to any expense. RMS has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyer's interests to check the working condition of any appliances. RMS has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. No persons in the employment of RMS has any authority to make or give any representation or warranty whatever in relation to this property.

Money Laundering Regulations – intending purchasers will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We will also use some of your personal data to carry out electronic identity verification. This is not a credit check and will not affect your credit score.

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