



Chapel View | Longframlington | NE65 8FA

Offers In Excess Of £385,000

ROOK
MATTHEWS
SAYER



4



1



2

Stunning Detached Family Home

Spacious and Bright

Four Bedrooms

Stunning Mature Garden

Quiet Village Location

Private Driveway plus Garage

Beautifully Finished

Freehold

For any more information regarding the property please contact us today

Simply stunning and guaranteed to impress, sits this beautifully presented four bedroom detached family home at Chapel View in Longframlington. Nestled within a small cluster of homes, this property exudes class with spacious rooms throughout and high-quality fixtures and fittings that are evident. Longframlington is a small village within Northumberland, surrounded by ample opportunities to walk local trails and countryside, whilst you have local amenities on your door step, including the award-winning Running Fox café, two pubs, a shop and a local butcher. Offering easy access to Morpeth town centre, Alnwick town centre and Newcastle Upon Tyne, this is a superb area for those who need to commute.

The property briefly comprises:- Entrance hallway, impressive lounge with floods of natural light due to the large bay window overlooking the front. This leads seamlessly through to a large kitchen/diner with a spectacular view of the garden from the bifold doors to the rear. The high spec kitchen has been fitted with a range of modern wall and base units and finished with a silestone workbench. Integrated appliances include fridge/freezer, five ring gas hob, oven, combination microwave oven, wine cooler and dishwasher. Adjacent to the kitchen/diner, you benefit from a separate utility room with direct access to the garden and a downstairs W.C.

To the upper floor of accommodation, there are four good sized bedrooms, three doubles and one single which could also be used as an office space to suit. All rooms have been beautifully finished, offering excellent storage spaces and have been carpeted throughout, whilst the master bedroom benefits from its own en-suite shower room. The main family bathroom has a luxurious feel with hand basin, W.C., bath and shower over bath.

Externally to the front of the property you have a private double driveway, with integrated garage. The property further benefits from two EV charging points. To the rear, you have a stunning mature garden and patio area which is full of vibrancy and life. The garden is a sheer credit to its current owners and an ideal space for those who enjoy peaceful outdoor living at its best!

Lounge: 15'2 x 10'3 (4.62m x 3.12m)
Kitchen/Diner: 17'0 x 10'6 (5.18m x 3.20m)
W.C: 5'0 x 2'11 (1.52m x 0.64m)
Utility: 6'10 x 5'11 (2.08m x 1.80m)
Bedroom One: 16'3 x 9'10 (4.95m x 2.99m)
En-suite: 6'10 x 6'0 (2.08m x 1.83m)
Bedroom Two: 10'6 x 10'3 (3.20m x 3.12m)
Bedroom Three: 12'11 x 9'8 (3.94m x 2.95m)
Bedroom Four: 10'9 x 9'5 (3.28m x 2.87m)
Bathroom: 7'0 x 5'7 (2.13m x 1.70m)

PRIMARY SERVICES SUPPLY

Electricity: Mains
Water: Mains
Sewerage: Mains
Heating: Mains gas
Broadband: Fibre to premises
Mobile Signal / Coverage Blackspot: No
Parking: Private Driveway plus Garage

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: C
Council Tax Band: D

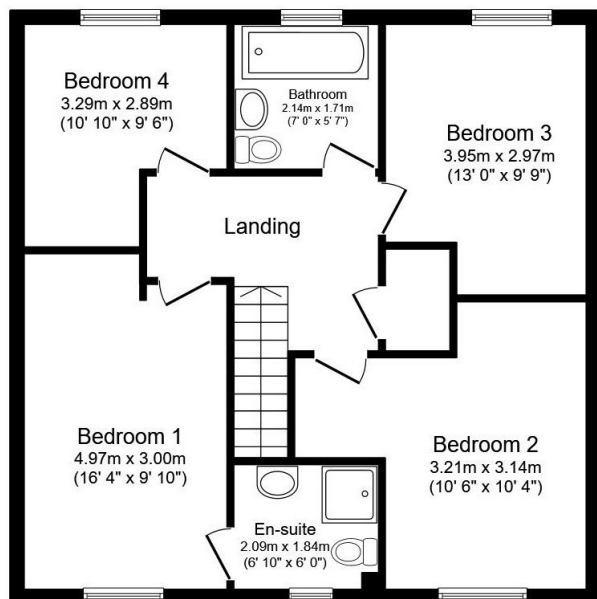
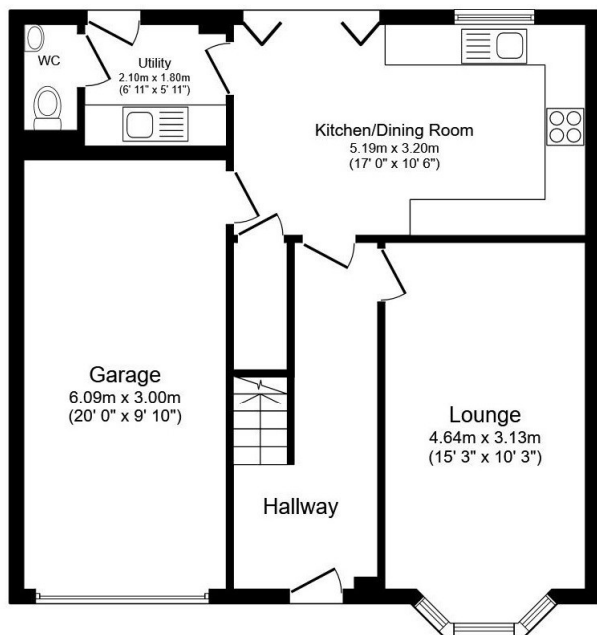
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Total floor area: 139.7 sq.m. (1,504 sq.ft.)

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. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	75 C	
55-68	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

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.

