



# 2 The Holly, Trafalgar Drive

Nelson Drive, Swarland



SANDERSON  
YOUNG



Plot 2 The Holly, Trafalgar Drive  
Nelson Drive, Swarland, Morpeth,  
Northumberland, NE65 9JR

**FABULOUS, THREE BEDROOM DETACHED BUNGALOW, WITHIN THIS SUPERB NEW DEVELOPMENT IN THE SMALL VILLAGE OF SWARLAND, FINISHED TO A HIGH SPECIFICATION AND READY TO MOVE INTO NOW**

A well proportioned newly built detached bungalow, offering approximately 1432.2 sq.ft of accommodation.

**Price Guide:**  
Guide Price £600,000

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The bungalow benefits from three good sized bedrooms with an ensuite shower room to the master bedroom, bedroom two has fully fitted wardrobes creating a dressing area. Bedroom one and three have wood sliding door wardrobes.

Good sized lounge with bi-folding doors to the front garden, an open plan kitchen/breakfast room with integrated appliances including integrated oven/microwave and hob.

The kitchen has fabulous quartz tops and units are in a light grey colour. The utility has matching units and tops to the kitchen and is fitted with a washing machine and a tumble dryer. There is also a family bathroom and an integral single garage. The property has karndean flooring to the kitchen, utility and hallway, the lounge and bedrooms all have carpets.

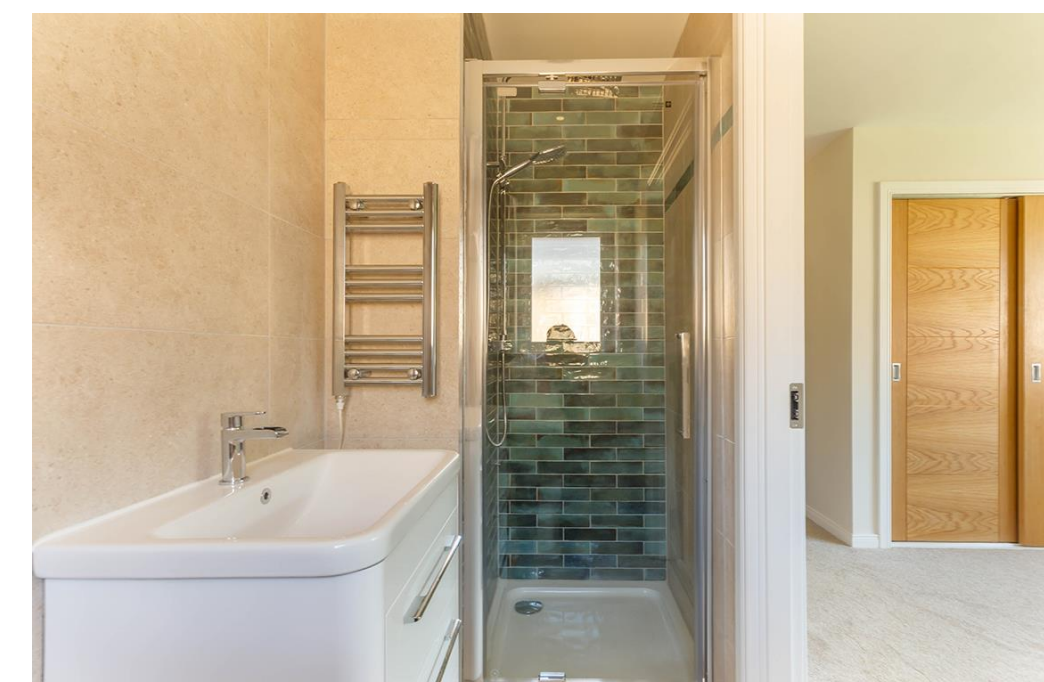
Externally, the property benefits from a good sized driveway providing off street parking with an electric car charging point and private rear garden which is turfed and has a large patio.

**\*Full Specification available on the full Trafalgar Drive brochure.**



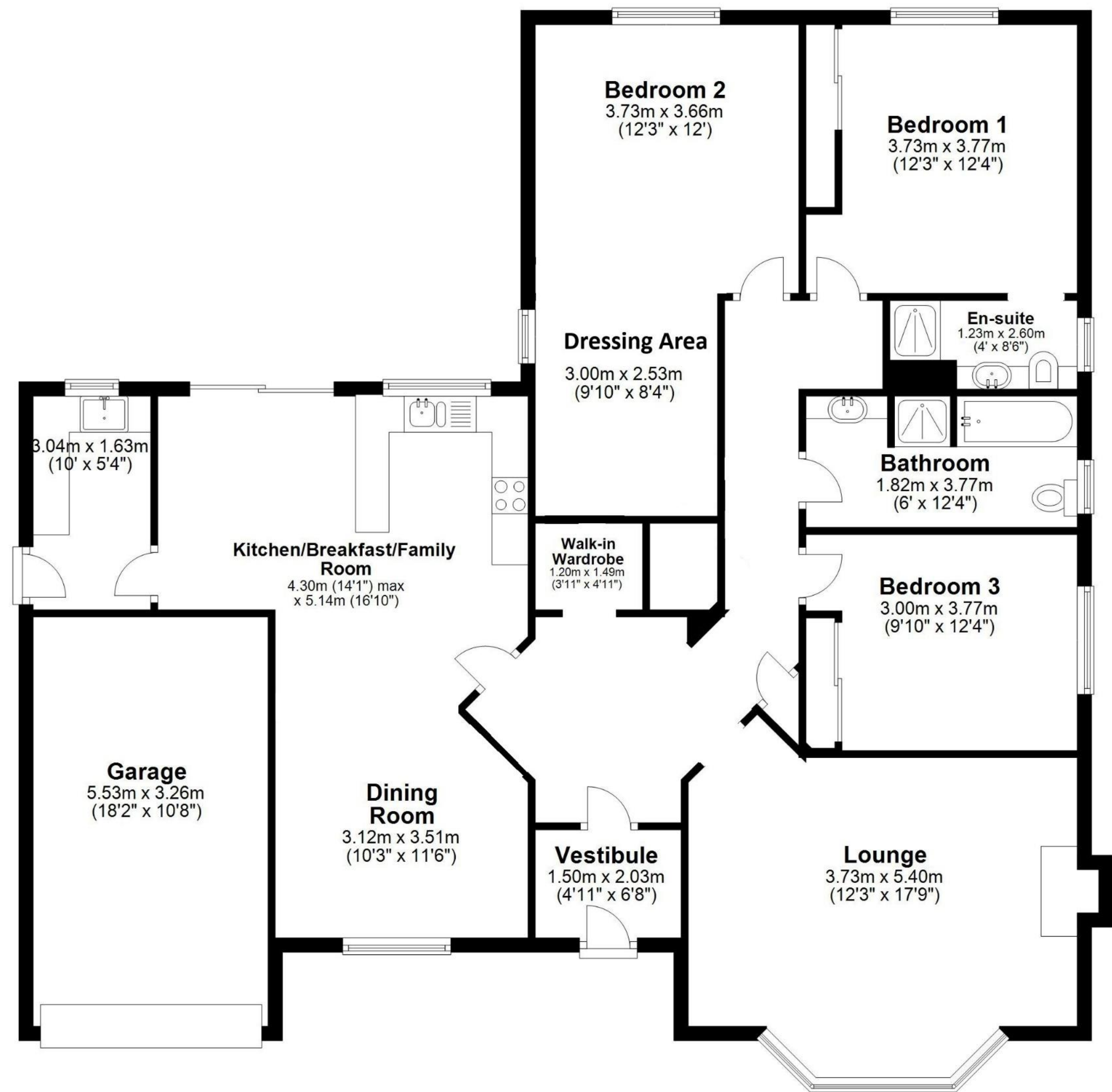

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**The Holly, Trafalgar Drive, Swarland**



**Total area: approx. 113.1 sq. metres (1432.2 sq. feet)**

Please note: measurements are to be used as a guide only



Set within the quiet village of Swarland in Northumberland, Trafalgar Drive is well placed within the village for access to the Golf Course, 'Vyner Park' with its coffee shop and sporting facilities, as well as the active community hub of Swarland Village Hall with its wide range of activities. There are also easy road links for access into the market towns of Alnwick and Morpeth, as well as the beautiful Northumberland Heritage Coastline with its popular villages of Amble, Bamburgh & Warkworth.

Approximate Distances - Alnwick - 6.9 miles - 12 minutes for facilities, Shopping, Doctors, Dentists, Supermarkets (Aldi, Lidl, Sainsburys, M&S Food Hall), The Playhouse and Leisure Facilities • Historic market town of Morpeth - 13.2 miles - 22 minutes • Northumberland Heritage Coastline - Amble - 8.7 miles - 19 minutes • Alnmouth Mainline Railway Station - 7.4 miles - 16 minutes. To the South to Newcastle (30 mins) and London Kings Cross (3-4 hours) or North to Edinburgh (1 hour)

Services: Mains Electric, Water & Drainage | Air Source Heat Pump & Underfloor Heating | Tenure: Freehold | Council Tax: TBC | EPC: A | Transfer of road responsibility to all residents once development has completed



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