



Northumberland  
Properties

**1 Alexander Grove, Swarland**  
**£535,000**





# 1 Alexander Grove

Swarland, Morpeth

Council Tax band: E

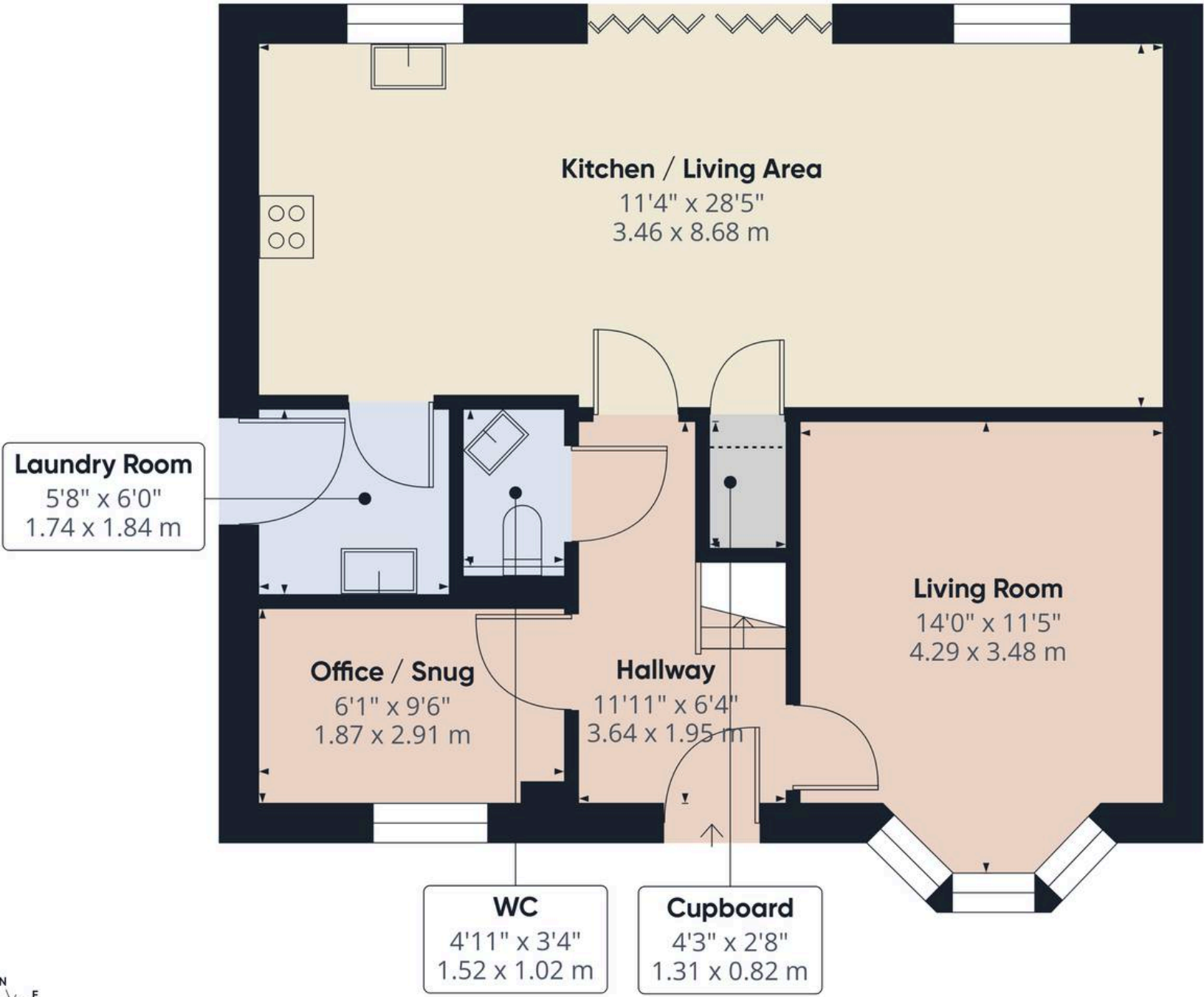
Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: B

- Substantial family home in the highly regarded village of Swarland
- Thoughtfully designed and beautifully maintained with practical utility room, downstairs WC and plenty storage space
- Open plan kitchen / dining / living space with by-fold doors to the rear garden
- Family bathroom and en suite to the primary bedroom
- Detached double garage with remote control doors and driveway for multiple cars
- Large rear garden mostly laid to lawn with patio areas and decking
- Easy access to A1 for Alnwick, Morpeth and Newcastle
- 5 years remaining on 10 year build warranty





**Approximate total area<sup>(1)</sup>**  
 668 ft<sup>2</sup>  
 62 m<sup>2</sup>

**Reduced headroom**  
 8 ft<sup>2</sup>  
 0.8 m<sup>2</sup>

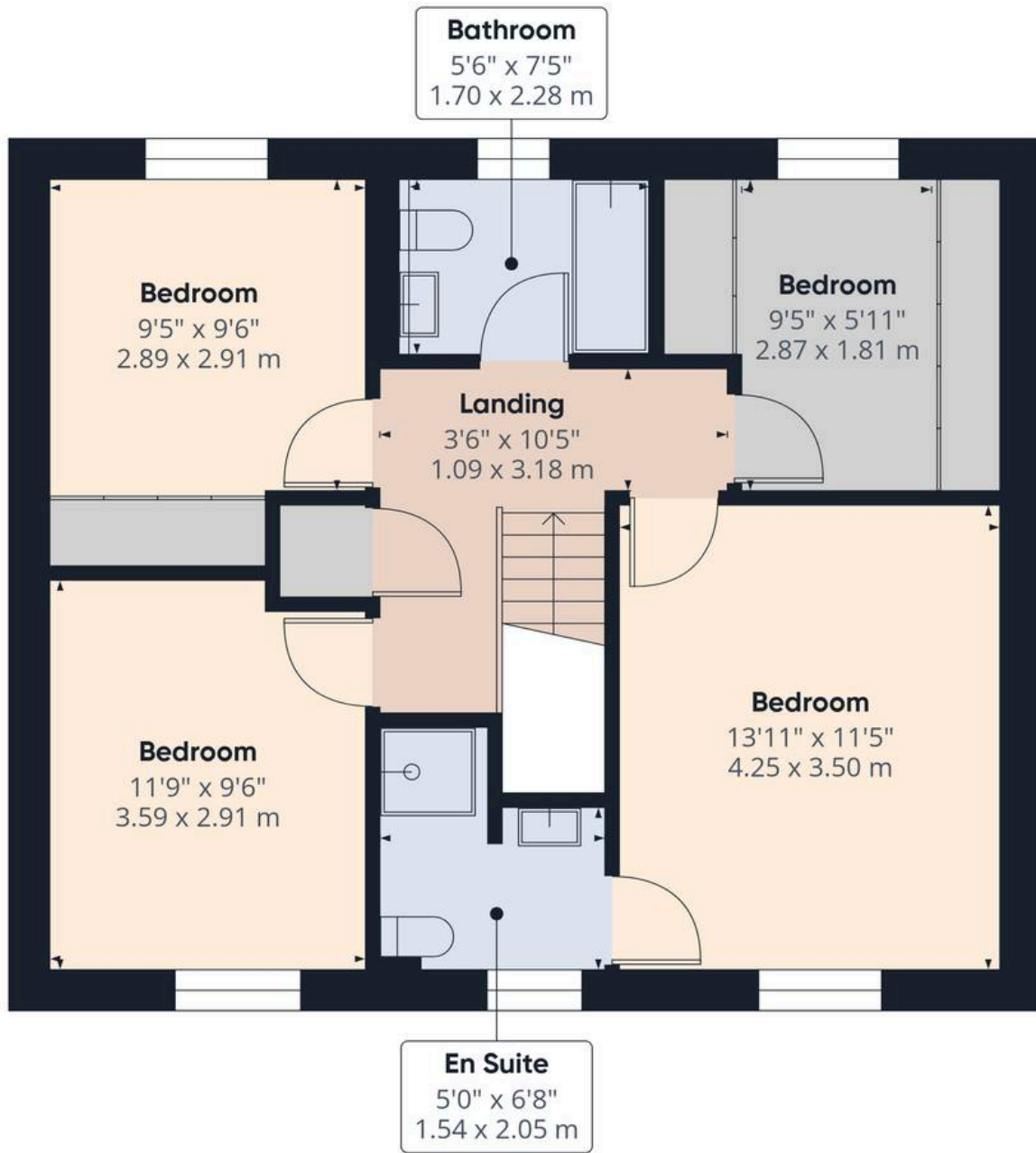
(1) Excluding balconies and terraces

Reduced headroom  
 ----- Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

First Floor Building 1



Approximate total area<sup>(1)</sup>

625 ft<sup>2</sup>  
58 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Northumberland Properties are pleased to introduce Alexander grove. Set within an exclusive cul-de-sac, this impressive four-bedroom detached residence occupies a generous corner plot, offering space, privacy and an enviable sense of countryside living as well as being the only fully stone built property on the development. Thoughtfully designed and beautifully maintained, the property presents a rare opportunity to acquire a substantial family home in the highly regarded village of Swarland.

The accommodation is bright, spacious and immaculately presented. A welcoming entrance hall with quality finishes sets the tone. The lounge, positioned to the front, is an elegant and comfortable space, enhanced by a large bay window and a contemporary feature fireplace. A second reception room, currently arranged as a home office, provides flexibility for modern living and enjoys pleasant front-facing views.



## Northumberland Properties

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