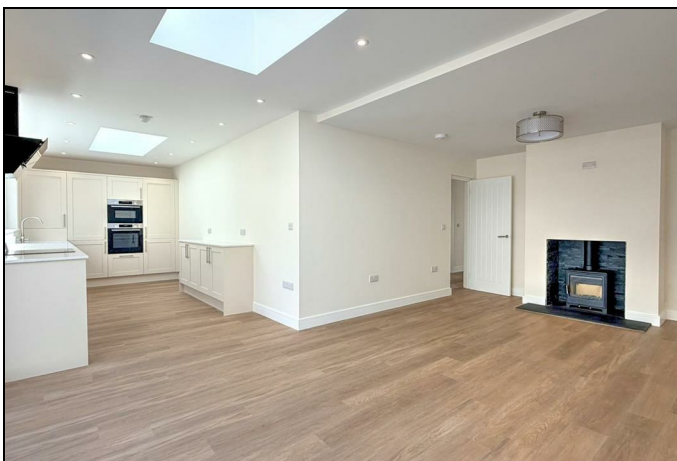


ROTHBURY ROAD LONGFRAMLINGTON MORPETH NE65 8HU



- Fully Renovated & Extended Bungalow
- Open Plan Kitchen, Dining & Living Area
- Move In Ready & No Chain
- Council Tax Band: C
- Services: Mains Electric, Water, Sewerage & Drainage. LPG Central Heating

- Three Bedrooms, Three Bathrooms
- Large Detached Garage/Workshop
- EPC Rating: E
- Tenure: Freehold

Price £450,000

ROTHBURY ROAD LONGFRAMLINGTON MORPETH NE65 8HU

A rare opportunity to purchase a beautifully renovated and substantially extended three-bedroom bungalow occupying a generous plot on Rothbury Road in the heart of Longframlington, available for sale with no upper chain. Finished to an exceptional standard throughout, the property has been thoughtfully redesigned to create a stylish and highly practical home, perfectly suited to a wide range of buyers. The accommodation comprises an entrance hall, two generous double bedrooms, each benefitting from contemporary en-suite shower rooms, a third bedroom and a luxurious principal bathroom with under floor heating.

The true centrepiece of the home is the stunning open-plan living space to the rear. Incorporating a lounge, dining area and modern fitted kitchen with under floor heating, this impressive room is flooded with natural light thanks to floor-to-ceiling patio doors which open directly onto the rear garden, creating a seamless connection between indoor and outdoor living. The quality of finish is evident throughout, with high-specification kitchen and bathroom fittings complemented by tasteful décor and attention to detail.

Externally, the property enjoys a manageable front garden and a low maintenance rear garden, ideal for those seeking easy upkeep. A generous driveway provides off-street parking for several vehicles and leads to a substantial detached garage/workshop, offering excellent storage, secure parking or potential for a variety of hobbies and business uses, subject to any necessary consents.

Longframlington is one of Northumberland's most sought after villages, offering an excellent range of local amenities including a village shop, renowned butcher, café, public houses, church, first school and recreational facilities. The village enjoys a strong sense of community whilst being conveniently located for access to the historic market towns of Morpeth and Alnwick, both of which provide a wider range of shopping, leisure and educational facilities.

ENTRANCE HALL

Entrance door to the front leading to the hallway with recessed lighting.

OPEN PLAN LOUNGE DINING AREA & KITCHEN



LOUNGE

A well proportioned living area, featuring a traditional log burning stove that provides a striking focal point and a cosy ambience. Open plan in design, the space transitions effortlessly into the dining kitchen, creating an exceptional environment for modern living and entertaining. Expansive floor to ceiling glazed doors overlook and open onto the rear garden, drawing in an abundance of natural light and creating a seamless indoor outdoor lifestyle.



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KITCHEN

Beautifully appointed with a brand new range of contemporary wall and base units complemented by granite work surfaces and an inset sink with mixer tap. Integrated appliances include a fridge freezer, dishwasher, oven, hob with extractor canopy and washing machine. A double glazed window overlooking the rear garden, together with striking roof lanterns, flood the space with natural light, enhancing both the sense of space and the quality of the finish.



ADDITIONAL IMAGE



BEDROOM ONE

A principal bedroom enjoying a pleasant front facing aspect through a double glazed bay window. The room offers ample space for freestanding furniture and is complemented by a spacious walk in storage cupboard, providing practical and discreet storage solutions.



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ENSUITE

A newly installed ensuite shower room, elegantly finished with full height wall tiling and complementing floor tiles. The suite comprises a concealed cistern WC, wash hand basin set within a contemporary vanity unit and a spacious mains fed shower enclosure with glazed screen. Completing the space is a stylish back lit mirror, extractor fan and high quality fixtures and fittings, creating a sleek and sophisticated finish.



BEDROOM TWO

A second double bedroom enjoying a pleasant front facing aspect through a double glazed bay window, and a radiator.



ENSUITE

A newly installed ensuite shower room, elegantly finished with full height wall tiling and complementing floor tiles. The suite comprises a concealed cistern WC, wash hand basin set within a contemporary vanity unit and a spacious mains fed shower enclosure with glazed screen. Completing the space is a stylish back lit mirror, extractor fan and high quality fixtures and fittings, creating a sleek and sophisticated finish.



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BEDROOM THREE

Bedroom Three is situated adjacent to the principal bathroom and features a double glazed window to the side elevation together with a radiator. A versatile room that could be utilised as a guest bedroom, home office or hobby room, depending on individual requirements.



BATHROOM/WC

The principal bathroom has been beautifully appointed to create a luxurious and relaxing retreat. Finished with contemporary wall and floor tiling throughout, the suite comprises a freestanding bath, separate mains fed shower with glazed screen, WC and a wash hand basin set within a stylish vanity unit. A back lit mirror and heated towel rail add a touch of luxury, while a light tunnel allows natural daylight, enhancing the bright and airy feel.



EXTERNALLY

The external areas have been designed to complement the quality of the accommodation within. A substantial gravelled driveway to the front of the property provides ample off street parking and leads to an impressive detached double garage. Attractive lawned gardens and established planted borders create an appealing first impression while remaining easy to maintain.

To the rear, a well presented garden offers a private and highly manageable outdoor space. A generous paved terrace provides an excellent area for al fresco dining and entertaining, complemented by an artificial lawn that ensures a pristine appearance throughout the year. Further benefits include direct access to the garage and a useful outhouse, enhancing the practicality of this exceptional home.



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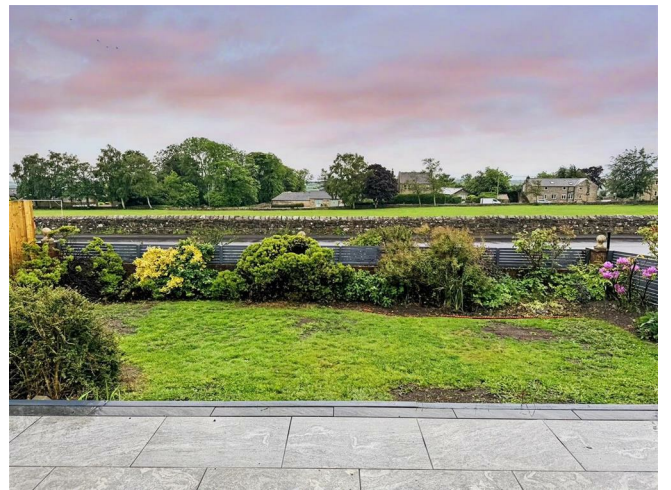
ADDITIONAL IMAGE



ADDITIONAL IMAGE



OUTLOOK FROM FRONT



ROTHBURY ROAD LONGFRAMLINGTON MORPETH NE65 8HU

GARAGE / WORKSHOP

An impressive detached garage of excellent proportions, featuring a remote-controlled roller shutter door, power and lighting, together with a side access door to the garden. Offering a wealth of possibilities, this highly versatile space is perfect for vehicle enthusiasts, home workshops, storage requirements or those seeking additional ancillary space to complement the main residence.



ADDITIONAL IMAGE



ROTHBURY ROAD LONGFRAMLINGTON MORPETH NE65 8HU

MATERIAL INFORMATION

Verified Material Information

Costs and tenure

Tenure: Freehold

Council tax band: C

EPC rating:

The building

Detached bungalow, non-standard construction (flat roof extension at rear.)

3 bedrooms, 3 bathrooms, 2 receptions

Accessibility adaptations: Level access

Services

Mains electricity

Mains water

Mains foul drainage

Mains surface water drainage

LPG central heating

Heating features: Double glazing, wood burner, and underfloor heating

Broadband: FTTC (Fibre to the Cabinet)

Mobile coverage: O2 good, Vodafone ok, Three ok, EE ok

Parking: Driveway

Risks and restrictions

Not a listed building

Not in a conservation area

No tree preservation order

Title register restrictions (ND69218):

- The property must only be used as a single private home; no trade or business of any kind is allowed to be carried out on the land.
- No more than one house can be built on the plot of land.
- The house must be built with specific materials, including rough cast outside walls and a roof made of blue slates, to ensure it matches the appearance of the local area.
- The owner must maintain a five-foot high wooden fence (specifically a creosoted triangular paler fence) on the north and west sides of the property.
- No buildings (except for bay windows) are allowed to be built within 30 feet of the road at the front of the property.

Coal mining area: yes

No specialist issues recorded

All information is provided without warranty. Contains HM Land Registry data © Crown copyright and database right 2021.

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The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.

FLOOR PLAN

This plan is not to scale and is for identification purposes only.

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GENERAL INFORMATION

These particulars are produced in good faith, and are set out as a general guide only, they 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. No apparatus, equipment, fixtures, fittings or services have been tested and it is the buyer's responsibility to seek confirmation as to the working condition of any appliances.

As the agent we have not sought to verify the legal title of the property and verification must be obtained from a solicitor.

Fixtures and fittings that are specifically mentioned in these particulars are included in the sale, all others in the property are specifically excluded.

Photographs are produced for general information and it must not be inferred that any item is included for sale within the property.

TENURE

We have been advised that the property is Freehold.

We cannot verify the Tenure of the property as we do not have access to the documentation. Purchasers must ask their legal advisor to confirm the Tenure.

GOOGLE MAPS - GENERAL NOTE

If you are using Google Maps, satellite or Street View please be aware that these may not show any new development in the area of the property.

CONVEYANCING MADE EASY

We work closely with trusted conveyancer Richard Twyford of Taylor Rose, helping to ensure a smooth and efficient process from offer to completion. With clear communication between our teams, your sale or purchase can progress as quickly and seamlessly as possible.

Why not obtain a no-obligation conveyancing quote? Simply speak to a member of our team and we will be happy to arrange this for you.

You are under no obligation to use our recommended conveyancer and are free to instruct a solicitor or licensed conveyancer of your choice. We do not receive any referral fee for recommending Taylor Rose.

FINANCIAL ADVICE

Why not take the next step toward securing the best mortgage deal for you by booking an appointment with Brian Boland, our experienced Independent Mortgage Adviser at McKenzie Financial Services LTD?

With years of industry experience and a wealth of knowledge, Brian has helped countless customers save money and make confident, informed choices when it comes to their mortgage. Whether you're a first-time buyer, moving home, or looking to remortgage, Brian will provide tailored advice to suit your unique needs and guide you through the entire process from start to finish.

Let's work together to find the right mortgage solution for you—get in touch today and take that first step towards a better deal!

Please note:

Your home may be repossessed if you do not keep up repayments on your mortgage.

McKenzie Financial Services LTD will pay Rickard 1936 Ltd a referral fee upon the successful completion of any mortgage application.

VIEWING ARRANGEMENTS

BY PRIOR ARRANGEMENT THROUGH OUR MORPETH OFFICE (01670) 513533

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ROTHBURY ROAD LONGFRAMLINGTON MORPETH NE65 8HU

Approx Gross Internal Area
132 sq m / 1419 sq ft




Garage
Approx 41 sq m / 443 sq ft


Floorplan
Approx 91 sq m / 975 sq ft

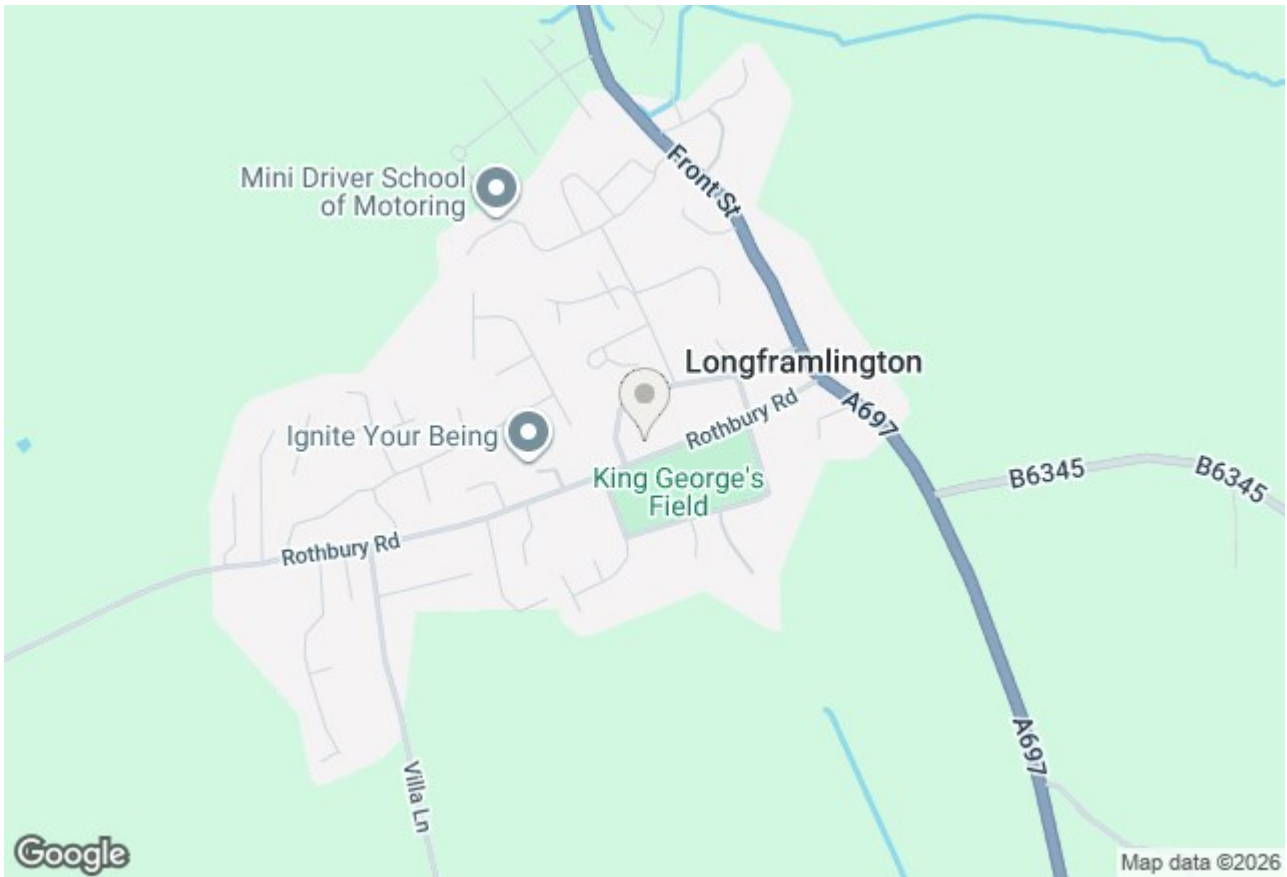
This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		65
(39-54) E	43	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



www.rickard.uk.com

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VAT registration number 175 8808 19

Regulated by RICS

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