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**FENWICK PARK, LONGFRAMLINGTON, MORPETH, NE65**

£435,000


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Well-presented four-bedroom detached house occupying a corner plot on Fenwick Park in Longframlington, offering spacious accommodation and generous gardens.

The property provides well-proportioned living accommodation including a generous living room, versatile snug and kitchen/diner, together with a useful utility room and WC. There are four bedrooms, three of which are doubles, alongside a family bathroom and two en suite shower rooms. The property also benefits from a garage, driveway, generous lawned gardens with paved seating areas and established planting.

Longframlington is a well-established Northumberland village with independent shops, traditional pubs, and The Running Fox café, while the surrounding Coquetdale countryside provides access to woodland walks and outdoor recreation. Local school provision includes Swarland Primary School, with school transport available from Longframlington, while further education is available in Rothbury and Morpeth. The X14 bus service provides connections towards Morpeth and Newcastle, with road links also providing access to Alnwick and surrounding areas. The property is well suited to families and buyers seeking a spacious detached home within a village setting.

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The internal accommodation comprises: entrance into the hallway with useful understairs storage and access to the generously proportioned living room, versatile snug and kitchen/diner, with stairs leading up to the first floor. The living room features wood-effect flooring, a fireplace with a fitted electric fire, a front-facing window, and French doors opening onto the rear garden. The snug provides a versatile additional reception room.

The kitchen/diner is fitted with white units, granite effect work surfaces, integrated oven and microwave, hob with extractor, integrated fridge freezer, wine cooler and stainless steel sink. Large format tiled flooring and recessed ceiling lighting provide a contemporary finish, with French doors opening onto the rear garden. The adjoining utility room has fitted storage, work surfaces and appliance space, with access to a convenient WC.

Stairs lead up to the first-floor landing, which benefits from useful storage and gives access to four bedrooms and the family bathroom. Three bedrooms are well-proportioned doubles, with the master bedroom featuring fitted wardrobes and an en suite shower room. A further double bedroom also benefits from an en suite, while the fourth bedroom provides additional accommodation. The family bathroom is fitted with a bath, WC, and wash hand basin, with contemporary tiled surrounds.

Externally, the property occupies a corner plot with a front garden enclosed by established hedging and a paved pathway to the entrance. The rear garden is generously proportioned, with lawned areas, paved seating terraces, gravelled sections, established planting and timber-fenced boundaries.





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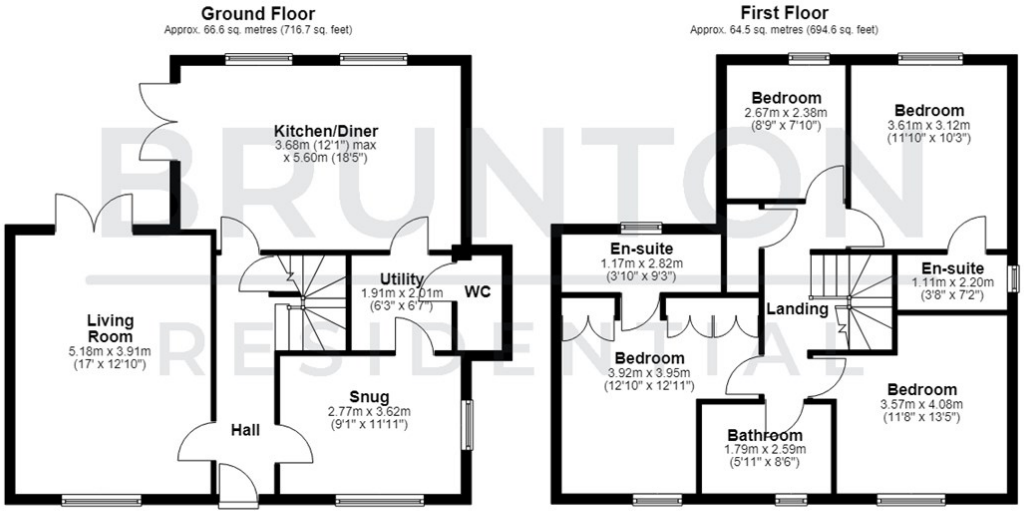
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TENURE : Leasehold

LOCAL AUTHORITY : Northumberland CC

COUNCIL TAX BAND : E

EPC RATING : C




Total area: approx. 131.1 sq. metres (1411.3 sq. feet)

