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FENWICK PARK, LONGFRAMLINGTON, MORPETH, NE65

Offers Over £495,000

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Occupying a secluded corner plot within this highly regarded modern development, this substantial detached family home offers beautifully presented accommodation extending across three floors. Combining generous proportions, high-quality finishes and a versatile layout, the property is ideally suited to modern family living while enjoying a peaceful setting overlooking a communal green.

At the heart of the home is a superb kitchen/diner featuring upgraded cabinetry, granite work surfaces and integrated appliances, complemented by a spacious living room with a log-burning stove and French doors opening onto the gardens. The property offers five bedrooms in total, including an impressive principal suite occupying the entire second floor with a dressing area and en-suite facilities. Externally, landscaped gardens wrap around three sides of the property and incorporate patio seating areas, a pergola, summer house, greenhouse and raised planting beds. A double garage and block-paved driveway provide further practicality, while the air source heat pump adds an energy-efficient touch.

Longframlington remains one of Northumberland's most desirable villages, renowned for its strong community feel and excellent local amenities, including village shops, popular public houses and the well-known Running Fox café. The village also provides convenient access to Rothbury, Alnwick, Morpeth, the Northumberland coastline and Alnmouth's mainline rail connections.
While currently Leasehold, the current vendors are in the process of purchasing the Freehold and the home will be sold as such.

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The internal accommodation comprises: a welcoming entrance hallway with stairs to the first floor and access to the principal reception spaces. To one side is a versatile dual-aspect reception room, currently utilised as a home office, while opposite is a generous living room featuring a contemporary log-burning stove and French doors opening onto the rear garden.

To the rear of the property is an impressive kitchen/diner fitted with upgraded cabinetry, granite work surfaces, a breakfast bar and integrated appliances. French doors from the dining area provide direct access to the garden, creating an excellent space for entertaining and family life. A utility room, separate WC and understairs storage complete the ground floor.

The first floor offers three double bedrooms, a further single bedroom currently used as a home office, two en-suite shower rooms and a family bathroom. Stairs then rise to the second floor, where the superb principal suite occupies the entire level, benefiting from a dressing area and contemporary en-suite shower room.

Externally, the property occupies a generous corner plot with landscaped gardens wrapping around three sides, incorporating patio seating areas, a pergola, summer house, greenhouse and raised planting beds. A double garage and block-paved driveway complete this impressive family home.

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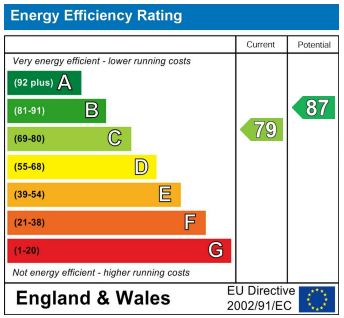
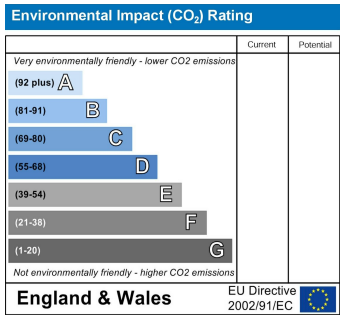
TENURE : Freehold

LOCAL AUTHORITY : Northumberland CC

COUNCIL TAX BAND : F

EPC RATING : C

Total area: approx. 176.6 sq. metres (1900.7 sq. feet)