



- 4 Bed Detached House
- Cloaks/WC
- Open Plan Snug with French Doors
- Good Access to Alnwick & the Coast

- Well Presented & Appointed
- Lounge with Contemporary Fireplace
- En Suite Shower & Family Bathroom

- Sought After Development
- Breakfasting Kitchen
- Utility, Garage & Gardens



This 4 bedroomed detached house is superbly presented and appointed, and occupies an excellent plot within this sought after development in this popular village. With gas fired central heating and sealed unit double glazing, the Reception Hall, with understair storage cupboard, leads to the Cloakroom/WC, with low level wc and wash basin. The focal point of the Lounge is a pebble style electric fire within a contemporary surround and there is a shuttered bay to the front. The Breakfasting Kitchen is fitted with a good range of wall and base units, sink unit, split level oven with 4 ring gas hob and concealed extractor over, integral fridge, freezer and dishwasher with matching doors and is open to the Snug, with French doors opening to the rear garden. The Utility Room has plumbing for a washer and a cloaks/storage cupboard. Stairs lead from the hall to the First Floor Landing with access to the loft and cupboard housing the hot water system. Bedroom 1 is to the front with fitted double wardrobes and En Suite Shower/WC, with low level wc, pedestal wash basin with mirror over, shower cubicle with mains shower unit and heated towel rail. Bedroom 2 is also to the front, with Bedrooms 3 and 4 both having sea views to the rear. The Bathroom/WC is fitted with a low level wc, pedestal wash basin and panelled bath with shower mixer. There is an attached Garage with up and over door.

Externally, the Front Garden is lawned with a range of plants and shrubs and block paved driveway to the garage. The delightful Rear Garden has decking, lawn and a range of plants and trees.

Longhoughton is a popular village with good local amenities including Primary School, along with good access to the stunning Northumbrian coastline, the historic market town of Alnwick, with comprehensive shopping facilities, leisure and sporting amenities and schools, the A1 and East coast main railway line at Alnmouth.

#### **Reception Hall**

**Cloakroom/WC 5'2 x 3'6 (1.57m x 1.07m)**

**Lounge 10'3 x 15'10 (into bay) (3.12m x 4.83m (into bay))**

**Breakfasting Kitchen 16'2 x 9'6 (4.93m x 2.90m)**

**Snug 10'5 x 9'10 (3.18m x 3.00m)**

**Utility Room 6'2 x 4'8 (1.88m x 1.42m)**

#### **First Floor Landing**

**Bedroom 1 11' x 10'6 (+ dr recess) (3.35m x 3.20m (+ dr recess))**

**En Suite Shower/WC 7' x 6'3 (max) (2.13m x 1.91m (max))**

**Bedroom 2 10'9 x 9'6 (3.28m x 2.90m)**

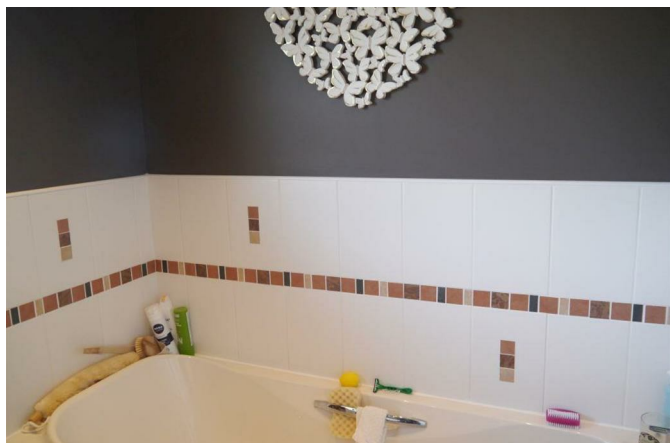
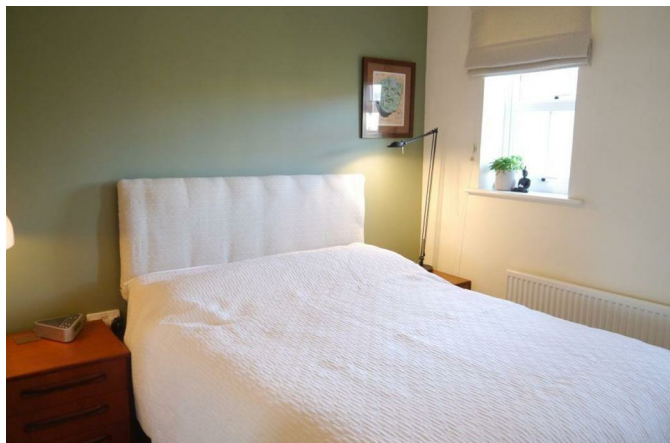
**Bedroom 3 10'8 x 9'4 (3.25m x 2.84m)**

**Bedroom 4 10'4x 9'2 (max) (3.15mx 2.79m (max))**

**Bathroom/WC 7'2 x 5'6 (2.18m x 1.68m)**

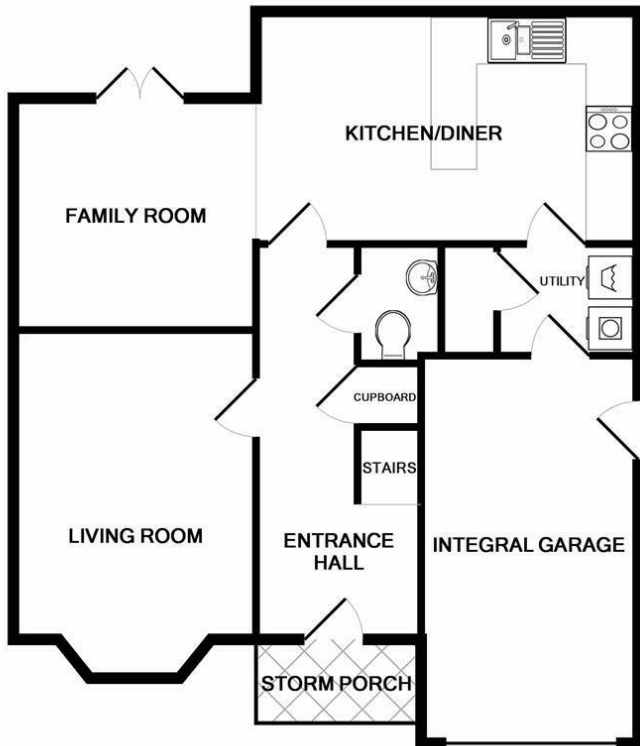
**Garage 16'2 x 9' (4.93m x 2.74m)**



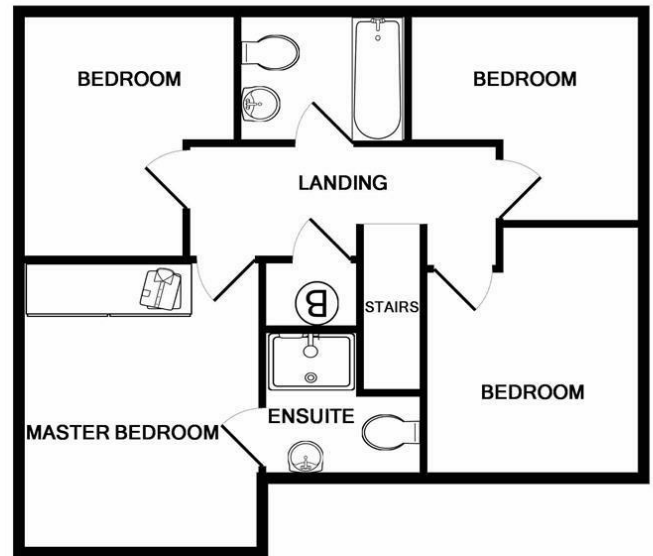


Energy Performance: Current C Potential B  
 Council Tax Band: D  
 Northumberland County Council: 0345 600 6400  
 Longhoughton Primary School: 0.35 Miles  
 Alnwick: 4.6 Miles  
 Alnmouth Railway School: 3.4 Miles  
 Newcastle upon Tyne: 38 Miles  
 Berwick upon Tweed: 31 Miles





GROUND FLOOR  
APPROX. FLOOR  
AREA 714 SQ.FT.  
(66.3 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 555 SQ.FT.  
(51.5 SQ.M.)

TOTAL APPROX. FLOOR AREA 1269 SQ.FT. (117.8 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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