

# BRUNTON

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RESIDENTIAL



**WHITEGATES, LONGHORSLEY, NE65**

Offers Over £400,000

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Well Presented Stone Built Detached Bungalow Boasting a Generous Plot with Three Bedrooms, a Great Lounge/Diner, Contemporary Re-Fitted Kitchen/Breakfast Room, Conservatory/Garden Room, Stylish Re-Fitted Bathroom, Garage/Utility Space & Mature Low Maintenance Front & Rear Gardens!

This excellent, stone built detached bungalow is perfectly positioned within the desirable Whitegates development within Longhorsley. Whitegates is a highly sought after and quiet Cul-de-Sac, which is set within a peaceful village location, offering access to nearby amenities such as a popular village hall, local shop, public house and excellent road links to the A1.

The property is also placed just 7 miles to the north west of the historic market town of Morpeth with its excellent array shops, cafes, restaurants and amenities. The beautiful Northumberland coastline is also easily accessible within a 18 minute drive providing access to Druridge Bay, Cresswell and Amble.

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The internal accommodation comprises: an entrance hall with access to a cloak cupboard. Double doors lead to a generous living room with dual-aspect windows and sliding doors opening onto the rear terrace and gardens. The hallway also provides access to a stylish re-fitted kitchen, with modern cabinetry and integrated 'Neff' appliances. The kitchen gives access to the conservatory, which in turn offers French doors leading out to the rear terrace and gardens. There is also access to the garage from the kitchen, which enjoys a utility area, new double doors and a further door leading out to the garden.

The main hallway then leads to three bedrooms, the principal bedroom enjoying a walk-in bay window and fitted wardrobes. A second bedroom to the rear (which could also serve as a dining room/additional reception room should it be required), provides French doors leading into the conservatory/garden room. The smallest bedroom has been fitted with a WC and vanity (providing an option to be converted as an en-suite to bedroom 1 or, with the fittings removed, could be utilised as a third bedroom, nursery or study). A stylish, re-fitted bathroom with three piece suite completes the accommodation.

Externally, the property enjoys a good sized front garden and a generous driveway, providing off-street parking for two vehicles and gated access to the rear gardens, which feature paved patio seating areas and fenced boundaries. The gardens are designed to be low maintenance with options for further planting should it be desired.

Well presented throughout, recently fully rewired throughout and a newly fitted garage roof, this excellent, detached single storey home enjoys an open aspect out over the communal green and simply demands an early inspection with viewings are strongly advised.



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TENURE : Freehold

LOCAL AUTHORITY : Northumberland CC

COUNCIL TAX BAND : D

EPC RATING : D

