

# BRUNTON

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## RESIDENTIAL



**OLD PARK ROAD, SWARLAND, NE65**

Asking Price £650,000

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### FOUR BEDROOMS - IMPRESSIVE GARDENS - ADJOINING LAND/PADDOCK

Stylish Detached Modern Family Home Boasting Two Great Reception Rooms, Open Plan Kitchen/Dining & Family Space, Four Bedrooms, Family Bathroom plus En-Suite, Wonderful Extensive Rear Gardens with Additional Private 0.55 Acre Paddock, Detached Double Garage & Large Private Driveway.

This spacious and stylish four-bedroom detached family home is ideally situated in the desirable village of Swarland, Northumberland. Positioned on the sought-after Old Park Road, this well-maintained family home offers a generous and thoughtfully designed layout. The property features four well-proportioned bedrooms, with the principal suite benefiting from its own en-suite shower room, and two further bedrooms, both equipped with fitted wardrobes.

Swarland Village offers a popular cafe, village hall, Vyner Park and Tennis Courts and outstanding local schooling. Percy Wood Golf and Country Club is also located nearby providing access to excellent recreational activities as are Swarland Woods, Swarland Village Club, as well as the popular Cook and Barker Public House which is situated only a mile away.

The property is also placed only a short drive from outstanding countryside walks and the superb Northumberland coastline, with both Alnmouth and Warkworth beaches only 15 minutes' drive away.

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The internal accommodation comprises: Central entrance hall with a staircase leading to the first floor. To the left-hand side of the hallway is a beautifully presented sitting room, which benefits from plantation shutters. To the right-hand side, there is a ground-floor study/snug, also fitted with plantation shutters.

The hallway also provides access to a guest WC and leads through to the rear of the property, where there is a spacious open-plan kitchen, dining, and living space with bi-folding doors opening onto the rear terrace and gardens. A separate utility room, accessible from the kitchen, has a door leading to the side of the property and the driveway.

The first floor comprises of four good-sized bedrooms. The principal suite is spacious and benefits from a private en-suite shower room. The remaining bedrooms share access to a well-presented family bathroom. Three of the bedrooms provide bespoke fitted wardrobes.

Externally, the property enjoys a well-maintained front garden and a generous driveway, providing off-street parking for multiple vehicles. The driveway leads to a garage, which features an up-and-over door, storage in the eaves and power supply.

The garage is currently utilised as a workshop and offers additional storage space to the eaves. The rear gardens have been landscaped, featuring mature planted borders, a large lawn, and a spacious paved entertaining terrace, ideal for hosting gatherings in the summer months. A further circular seating terrace is located at the rear of the garden, which then leads into the additional rear paddock.

The paddock, which extends to approximately 0.55 acres, offers a vegetable garden, additional planting space, fenced boundaries, and a large pond. There also several fruit trees and younger trees, which in the coming years will create a scenic tree-lined avenue leading to the pond and wetland area.



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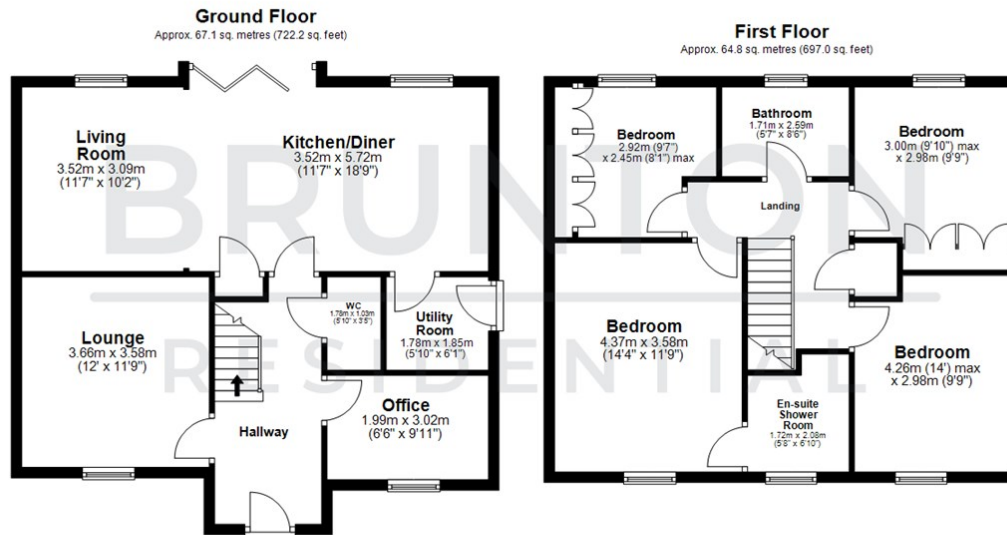
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TENURE : Freehold

LOCAL AUTHORITY : Northumberland CC

COUNCIL TAX BAND : E

EPC RATING : C



All measurements are approximate and are for illustration only.  
Plan produced using PlanUp.

