

# BRUNTON

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RESIDENTIAL



**GENTIAN COURT, LONGFRAMLINGTON, NE65**

**£250,000**

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MODERN HOME | POPULAR VILLAGE LOCATION | WELL PRESENTED THROUGHOUT

This property was completed in 2023 and enjoys an ideal position within this sought after development, with walkway frontage and pleasant outlooks towards the countryside to the rear. Accommodation includes a main living room, well appointed kitchen/dining room and a convenient WC on the ground floor, with two double bedrooms, a further bedroom converted into a dressing room and a family bathroom positioned on the first floor. Externally, there is an enclosed landscaped rear garden along with ample allocated and visitor parking to the rear.

The property is situated within the popular village of Longframlington, offering a range of local amenities including a convenience store, Running Fox cafe, village pub and church. Further facilities can be found in nearby market towns, with good road links providing access to Morpeth, Alnwick and the wider Northumberland countryside. The surrounding area offers open green space and countryside walks, making it suitable for a range of buyers, including first-time purchasers, families and those looking to downsize.

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A welcoming entrance hallway offers stairs leading up to the first floor landing, access to a convenient ground floor WC, while the living room is located ahead. This provides a bright and comfortable space with a front-facing aspect and includes understairs storage, and leads through towards the rear of the property into the kitchen/dining room.

This is fitted with a range of wall and base units along with a gas hob, extractor and oven, as well as space and plumbing for appliances. There is ample room for a dining table, and French doors open directly out to the rear garden.

The first-floor landing includes storage and gives access to the bedrooms and the family bathroom. The main bedroom is a well-proportioned double room with good natural light. Bedrooms two and three were originally two bedrooms, but are currently arranged as a double bedroom and a dressing room. This layout offers flexibility and can be reconfigured back to three separate bedrooms if preferred. The bedrooms are fitted with blackout blinds. The fitted bathroom includes a bath with rain shower over, a WC and a wash basin.

Externally, the property benefits from allocated parking to the rear. There is a pleasant and enclosed garden designed for low maintenance, with a paved seating area and planted borders. The property also enjoys an open outlook across adjacent fields.

This home is ideal for smaller families or those looking to downsize into this popular village with amenities including a village shop, a well-known and popular butcher, public houses, The Running Fox café, doctors' surgery, hairdresser and communal green spaces with play areas. The village also benefits from good transport links to Morpeth and Newcastle.



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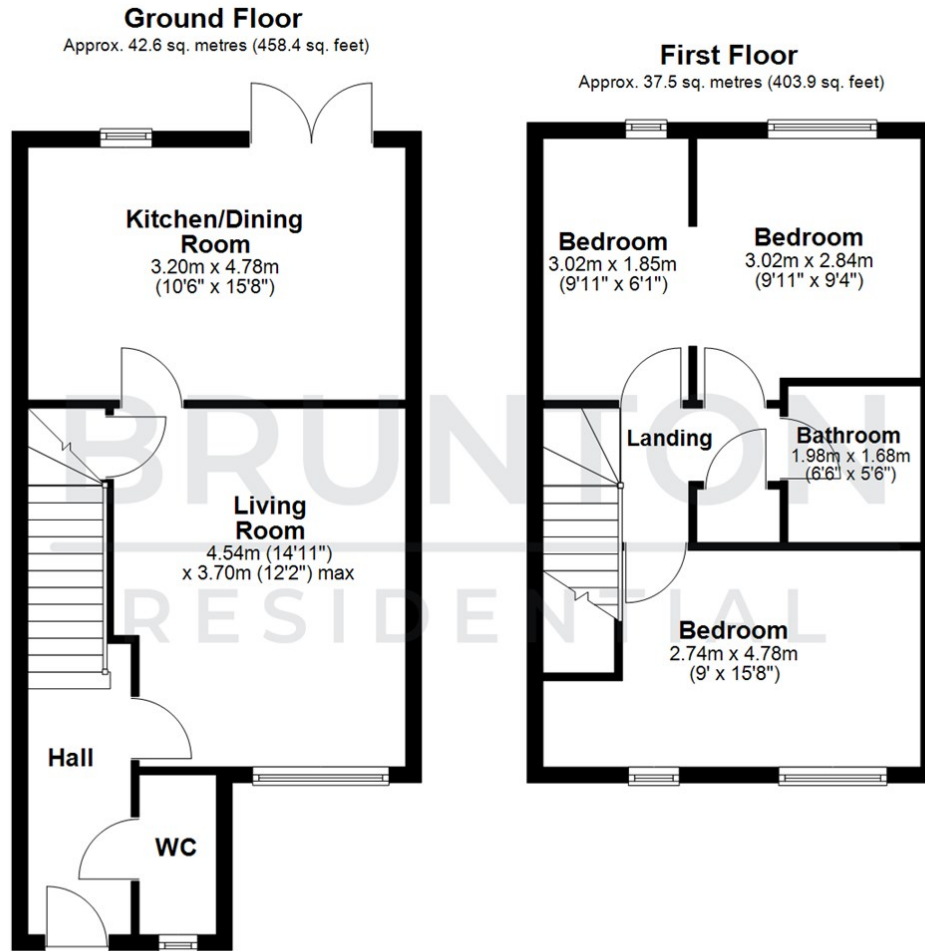
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TENURE : Freehold

LOCAL AUTHORITY : Northumberland CC

COUNCIL TAX BAND : C

EPC RATING : B



Total area: approx. 80.1 sq. metres (862.3 sq. feet)

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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
		84	86
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	