



Cheviot Lodge, Longframlington

- Detached family home
- Three bedrooms
- Village location
- Log burner in lounge
- Garage and driveway
- Stunning mature gardens

Offers In Excess Of: **£ 375,000**

01670 511711
17 Newgate Street, Morpeth

ROOK
MATTHEWS
SAYER

www.rookmatthewssayer.co.uk
morpeth@rmsestateagents.co.uk

Cheviot Lodge, Longframlington

Simply stunning and guaranteed to impress, sits this three bedroomed detached family home on Cheviot Lodge, Longframlington. This is a highly requested area for those looking for a quiet lifestyle with very easy access to the A697, making it ideal for commuters. The property has been fully extended downstairs and finished to a very high standard throughout with the most spectacular garden to the rear.

The property briefly comprises:- Porch, large entrance hallway, downstairs shower room, impressive open plan lounge/dining area with wooden floors throughout and floods of natural light due to the dual aspect windows. It further benefits from a log burner which is the focal point of the room and easy access to a wonderful garden through the conservatory. You also have an additional second reception room which is currently being used as a fourth bedroom which has direct access into the shower room. The kitchen has been fitted with a range of wall and base units, offering an abundance of storage, and large picture-perfect window to enjoy the views. Appliances to include a double oven and electric hob. To the back of the kitchen, you further benefit from a separate utility with access directly into a large garden.

To the upper floor of the accommodation, you have two large double bedrooms, both of which have fitted wardrobes, ideal for storage and a third single room which can be used as a bedroom or an office space to suit. The family bathroom has been upgraded and fitted with W.C., hand basin and bathtub with handheld shower hose.

Externally to the front of the property you have a private driveway to accommodate at least two cars plus a large garage, whilst to the rear you have a stunning mature garden which wraps the entirety of the house and is full of vibrancy and life. The garden is a sheer credit to its current owners and an ideal space for those who enjoy peaceful outdoor living at its best!

Lounge/Diner: 21'11 x 16'10 (6.68m x 5.13m)
 Conservatory: 10'11 x 10'3 (3.33m x 3.12m)
 Kitchen: 11'10 x 9'9 (3.61m x 2.97m)
 Utility: 9'7 x 7'5 (2.92m x 2.26m)
 Shower: 8'3 x 4'7 (2.52m x 1.43m)
 Second Reception/Fourth bedroom: 19'8 x 8'10 (5.99m x 2.69m)
 Bedroom One: 14'1 x 11'1 (4.29m x 3.38m)
 Bedroom Two: 13'0 x 8'7 (3.96m x 2.62m)
 Bedroom Three: 10'1 x 8'0 (3.07m x 2.44m)
 Bathroom: 10'10 x 5'4 (3.30m x 1.62m)

PRIMARY SERVICES SUPPLY

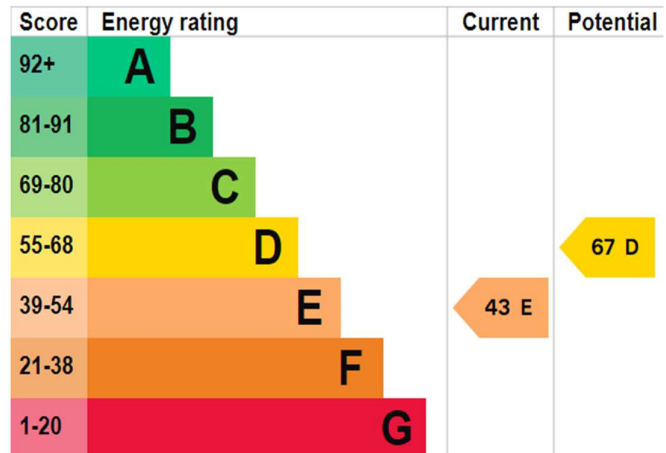
Electricity: Mains
 Water: Mains
 Sewerage: Mains
 Heating: Oil
 Broadband: ADSL Modem
 Mobile Signal / Coverage Blackspot: No
 Parking: Garage and driveway

TENURE

Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

EPC Rating: E
 Council Tax Band: D

M00008035.AB.SS.9.5.24.V.1



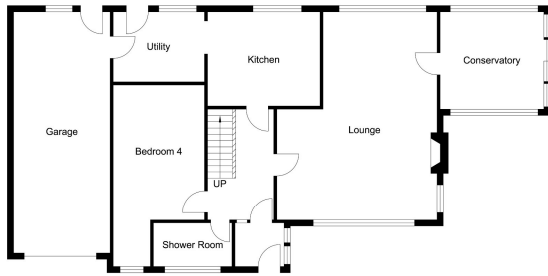
Important Note: Rook Matthews Sayer (RMS) for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute part or all of an offer or contract. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck the measurements before committing to any expense. RMS has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyer's interests to check the working condition of any appliances. RMS has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. No persons in the employment of RMS has any authority to make or give any representation or warranty whatever in relation to this property.

Money Laundering Regulations – intending purchasers will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We will also use some of your personal data to carry out electronic identity verification. This is not a credit check and will not affect your credit score.

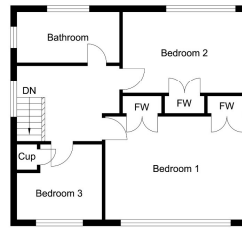
16 Branches across the North-East



Cheviot Lodge, Longframlington



Ground Floor

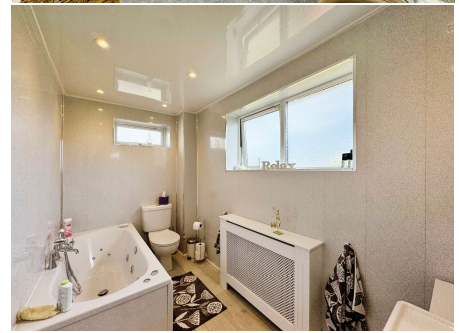


First Floor

Cheviot Lodge

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.

Version 1



Important Note: Rook Matthews Sayer (RMS) for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute part or all of an offer or contract. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck the measurements before committing to any expense. RMS has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyer's interests to check the working condition of any appliances. RMS has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. No persons in the employment of RMS has any authority to make or give any representation or warranty whatever in relation to this property.

Money Laundering Regulations – intending purchasers will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We will also use some of your personal data to carry out electronic identity verification. This is not a credit check and will not affect your credit score.

16 Branches across the North-East

