



## Fenwick Park, Longframlington

- Detached family home
- Four bedrooms
- Immaculately presented
- Bifold doors to rear garden
- Enclosed rear garden
- Garage and driveway

Offers In Excess Of: **£ 390,000**

01670 511711  
17 Newgate Street, Morpeth

ROOK  
MATTHEWS  
SAYER

[www.rookmatthewssayer.co.uk](http://www.rookmatthewssayer.co.uk)  
[morpeth@rmsestateagents.co.uk](mailto:morpeth@rmsestateagents.co.uk)

# Fenwick Park, Longframlington

Rare opportunity to purchase this immaculately presented family home, located on the ever-desirable Fenwick Park, Longframlington. This property exudes class with spacious rooms throughout and high-quality fixtures and fittings. Longframlington is a fantastic village in Northumberland, surrounded by local amenities on your door step, including the award-winning Running Fox café, two pubs, a shop and a local butcher,

The property briefly comprises:- Entrance hallway, downstairs W.C, impressive lounge with floods of natural light due to the double aspect view and bifold doors leading into the rear garden. The lounge has been fitted with electric fire and surround, light beige carpets and finished with modern décor. The large kitchen/diner is a great space for families with plenty room for your dining table and chairs. The high spec kitchen has been fitted with a range of light wall and base units, offering an abundance of storage, and large picture-perfect window to enjoy the views. Integrated appliances include fridge/freezer, ceramic hob, oven with separate grill and microwave and dishwasher. To the back of the kitchen, you benefit from a separate utility space with direct access to the garden.

To the upper floor of accommodation, there are four good sized bedrooms, three doubles and one single which could also be used as an office space to suit. All rooms have been tastefully decorated and offer excellent storage, whilst the master bedroom also benefits from its own en-suite shower room. The family bathroom has been finished with W.C., hand basin, bath and shower over bath.

Externally you have a small grassed garden to the front and to the side you have a single garage with a private driveway that can accommodate at least four cars. To the rear you have a wonderful enclosed garden which pops with colour and vibrancy. The garden is a fantastic size and will be a real winner with those who enjoy outdoor living at its finest.

Guaranteed to impress, this is a must view!

Lounge: 17'6 x 11'2 (5.33m x 3.40m)  
 Kitchen/Dining Room: 23'5 x 9'6 (7.14m x 2.90m)  
 Utility: 6'5 x 6'0 (1.96m x 1.83m)  
 W.C: 6'5 x 2'9 (1.96m x 0.88m)  
 Bedroom One: 14'3 x 11'5 (4.34m x 3.48m)  
 En-Suite: 6'4 x 5'5 (1.93m x 1.65m)  
 Bedroom Two: 9'10 x 9'7 (2.99m x 2.92m)  
 Bedroom Three: 9'10 x 9'0 (2.99m x 2.74m)  
 Bedroom Four: 7'9 x 6'6 (2.36m x 1.98m)  
 Bathroom: 7'3 x 5'6 (2.21m x 1.68m)

#### PRIMARY SERVICES SUPPLY

Electricity: Mains  
 Water: Mains  
 Sewerage: Mains  
 Heating: Air source heat pump  
 Broadband: Fibre (premises)  
 Mobile Signal / Coverage Blackspot: No  
 Parking: Garage and driveway

Leasehold. It is understood that this property is leasehold. Should you decide to proceed with the purchase of this property, the Tenure and associated details and costs must be verified by your Legal Advisor before you expend costs.  
 Length of Lease: 999 years from 1st January 2015

EPC Rating: C  
 Council Tax Band: D

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	78 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

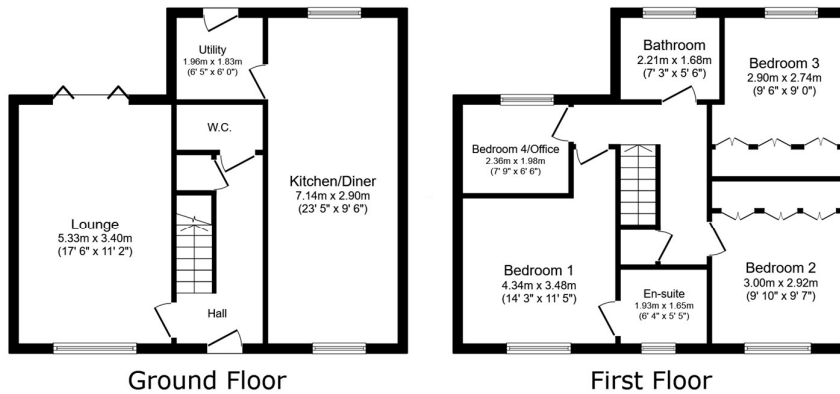
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This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)



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