



Harper Crescent Longhoughton Alnwick

- Modern detached home
- Open plan living space
- Four bedrooms
- Separate lounge
- Master bedroom with ensuite
- No chain

Guide Price £450,000

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14 Harper Crescent Longhoughton Alnwick NE66 3FD

Coastal living in a rural Northumberland village is certainly proving popular with buyers, particularly with those locations near to the historic town of Alnwick. Located in the village of Longhoughton, just over 4 miles from Alnwick town centre, 'Chancel Place' is a small, prestigious, new development built by Story Homes. This beautiful development is an ideal haven for buyers who would like to live near to Northumberland beaches, whilst having good transport links to the rest of the country and easy access to the A1. Alnmouth Train Station is just over 3 miles away, and beaches at Longhoughton and Boulmer are within 2 miles. The prestigious Howick Hall and gardens are less than 3 miles from the property.

The nearby villages of Craster, Alnmouth and Embleton offer a wide range of restaurants, bars and pubs. Longhoughton itself has a first school, church, nursery, creche, community and sports centre, Co-op, Company B café, The Running Fox (artisan bakery and café), and a regular bus service to Alnwick.



This stunning detached home has upgraded fittings in the kitchen, bedrooms and bathrooms, with beautiful luxury flooring laid throughout the entrance hall and open plan kitchen-dining area-family room at the rear. From the entrance hall your eyes are drawn to the staircase and galleried landing streaming with light from the Velux window. Off the hall there is a W.C., under-stairs cupboard (cloakroom), with doors to the front lounge, kitchen and living spaces at the rear of the property. Bi-fold and French doors feature in these rear living spaces and lead out to a patio area in the rear garden. The stylish kitchen provides ample storage, integrated appliances, with an internal door leading to the single garage. Upstairs the largest two bedrooms can easily accommodate double beds and include Hammond fitted wardrobes. The master bedroom benefits from its own ensuite shower room. The further two bedrooms can also accommodate double beds. The family bathroom has a separate double shower cubicle. The dual zone heating is via a gas boiler with radiators. All windows and doors are double glazed. This really is a truly special home on a beautiful small modern development.

HALL

Double glazed window | Double glazed composite door | Under stairs cupboard with coat hooks and digital phone connection point | Radiator | Carpeted staircase to 1st floor | Pergo vinyl tiles | Double glazed Velux window with remote controlled blind | Heating control panel for ground floor

W.C.

Wash hand basin | Back-to-the-wall toilet | Radiator | Part tiled walls | extractor fan

LOUNGE 16' 1" x 12' 6" (4.90m x 3.81m)

Double glazed windows | Radiator | Telephone points | Television points

DINING AREA AND KITCHEN 20' 0" x 11' 10" (6.09m x 3.60m)

Double glazed window | Double glazed Bi-fold doors | Radiators | Pergo vinyl floor tiles | Downlights | Fitted units | AEG Gas 5-ring hob | Extractor hood | AEG Double electric oven | Integrated Electrolux Fridge/Freezer | Space for washing machine | Integrated AEG dishwasher | 1.5 FRANKE sink | Cabinet under-lighting | Extractor fan (with boost function)

FAMILY AREA 9' 2" x 10' 8" (2.79m x 3.25m)

Double glazed French doors | Radiator | Pergo vinyl floor tiles | Telephone point | Television point | in-wall channel for TV cabling

LANDING

Cupboard housing hot water tank | Radiator | Velux window control | Loft access

MASTER BEDROOM 11' 5" x 10' 6" (3.48m x 3.20m)

Double glazed windows | Wall-to-wall fitted Hammond's wardrobes | Radiator | Telephone point | Television point | Heating control panel for First Floor | Ensuite shower room

ENSUITE SHOWER ROOM

Double glazed frosted window | Fully tiled walls | Double shower cubicle with mains rain-head shower and hand-held attachment | Back-to-the-wall toilet | Wall-mounted wash hand basin and drawer unit | Zehnder chrome ladder style heated towel radiator | Shaving point | Downlights | Extractor fan

BEDROOM TWO 11' 10" x 9' 7" (3.60m x 2.92m)

Double glazed window | Radiator | Fitted Hammond's wardrobes | Television point

BEDROOM THREE 9' 7" x 10' 5" (2.92m x 3.17m)

Double glazed window | Radiator | Television point

BEDROOM FOUR 8' 10" x 12' 11" (2.69m x 3.93m)

Double glazed dormer window | Radiator | Television point



BATHROOM

Double glazed frosted window | Double-ended bath with hand-held shower attachment | Double shower cubicle with mains rain-head shower and hand-held attachment | Zehnder chrome ladder style heated towel radiator | Fully tiled walls with feature mirror | Wall-mounted wash-hand basin with drawer unit | Back-to-the-wall toilet | Shaving point | Downlights | Extractor fan

GARAGE 8' 8" x 16' 10" (2.64m x 5.13m)

Manual up and over door | Internal door to kitchen | Vaillant central heating boiler | Fuse box | Lighting and power | Cold water tap

REAR GARDEN

Garden shed | Decking | Patio | Cold water tap | Lawn | Fenced boundaries

PRIMARY SERVICES SUPPLY

Electricity: Mains
Water: Mains
Sewerage: Mains
Heating: Gas central heating (Dual zone)
Broadband: Fibre to the premises
Mobile Signal Coverage Blackspot: No
Parking: Wide private drive and single garage

MINING

The property is not known to be on a coalfield and not known to be directly impacted by the effect of other mining activity. The North East region is famous for its rich mining heritage and confirmation should be sought from a conveyancer as to its effect on the property, if any.

ACCESSIBILITY

This property has accessibility adaptations: Level access at the front door

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

Any Other Charges/Obligations: New buyer to become a member of the estate management company. Annual fee for 2024-2025 (paid) £165.95 – payable to estate management company to maintain open areas in and around the development.

5 Years remaining on the NHBC certificate.

RESTRICTIONS

To be used as a single private dwelling. No caravans/boats/trailers. No parking commercial vehicles overnight. Domestic pets only.

COUNCIL TAX BAND: E

EPC RATING: B



Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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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.

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