



## Fenwick Park

### Longframlington

- Four Bedroomed Detached Home
- Enclosed Rear Garden
- Desirable Location
- Single Garage
- Modern Décor
- No Onward Chain

**Asking Price £340,000**

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# 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 large bay window overlooking the green. The lounge has been fitted with 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 base units, offering an abundance of storage and large bifold doors that lead to enclosed rear garden. Integrated appliances include fridge/freezer, ceramic hob, and oven with separate grill.

To the upper floor of the accommodation, there are four good sized bedrooms, two doubles and two singles, one of which is currently being used as an office space. 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. To the rear you a single garage and 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.

With no onward chain, this property is sure to attract a lot of interest, please call us now to arrange your viewing.

- Kitchen: 19'7 x 13'6 (5.97m x 4.12m)
- Lounge: 15'11 x 10'11 (4.85m x 3.33m)
- WC: 2'11 x 3'9 (0.64m x 1.18m)
- Bedroom One: 12'7 x 9'11 (3.84m x 3.02m)
- Ensuite: 7'4 x 5'6 (2.24m x 1.68m)
- Bedroom Two: 11'3 x 9'11 (3.43m x 3.02m)
- Bedroom Three: 9'6 x 9'2 (2.90m x 2.79m)
- Bedroom Four: 9'7 x 6'11 (2.92m x 2.11m)
- Bathroom: 6'5 x 6'11 (1.96m x 2.11m)

## PRIMARY SERVICES SUPPLY

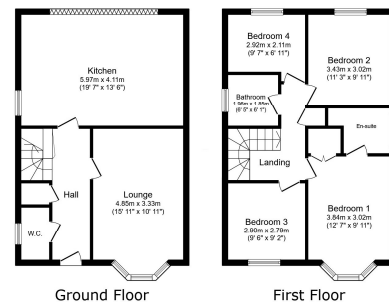
- Electricity: Mains
- Water: Mains
- Sewerage: Mains
- Heating: Electric
- Broadband: Fibre to Premises
- Mobile Signal / Coverage Blackspot: No
- Parking: Single Garage

## TENURE

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 01/01/2015  
Ground Rent: £280 per annum. Planned to increase by £TBC every 5 years

- EPC Rating: C
- Council Tax Band: D

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This floor plan is for illustrative purposes only. It is not drawn to scale. All measurements, floor areas (including any load bearing areas), openings and orientations are approximate. No liability is accepted for any errors or omissions. No liability is accepted for any errors or omissions. A party must visit the site to see the property. Powered by www.Property24.co.uk

Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C	80 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**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.

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