



Wilding Place

Longhorsley

- Beautiful Detached Home
- Four Bedrooms
- Lovely Quaint Village
- Modern Décor
- Enclosed South Facing Garden
- Double Garage plus Driveway

Offers In The Region Of £490,000

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Wilding Place Longhorsley

This beautifully presented, four bedroomed detached home sits with pride on Wilding Place, Longhorsley. This property exudes class with spacious rooms throughout and high-quality fixtures and fittings, with a tremendous enclosed garden to the rear. Longhorsley is a quaint village with a few local amenities to hand, whilst Morpeth town centre is only a 7-mile drive where you will find an array of local bars, restaurants and shopping delights. The property is extremely convenient for those who need to commute with the A697 providing easy access to Morpeth, Wooler, Coldstream, and Alnwick. As well as linking to the A1 to Newcastle and surrounding areas. This property is within the catchment area for Morpeth schools which is ideal for families.

The property briefly comprises:- Entrance hallway, impressive lounge with large bay window overlooking the fields opposite. The lounge has been fitted with beige carpets and finished with modern décor. The lounge comes fitted with a log burner which is the focal point of the room and will be cosy for those winter nights. 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 two sets of large French doors that lead to the patio area where you can soak up the rays. Integrated appliances include wine cooler, dishwasher, fridge/freezer, microwave, oven and induction hob. To the back of the kitchen, you further benefit from a separate utility area and downstairs W.C. This property also has a cutting edge air source heat pump making it energy efficient, cost effective and environmentally friendly.

To the upper floor of the accommodation, there are four good sized bedrooms, three doubles and one single, one of which is currently being used as an office space. All rooms are carpeted and have been tastefully decorated. The master bedroom and third bedroom benefit from built in wardrobes offering excellent storage. The master bedroom further benefits from its own ensuite shower room. The family bathroom has been completely tiled and finished with W.C., hand basin, bath and shower over bath.

Externally you have a small grassed garden to the front, with a private driveway to accommodate at least two cars and a double garage, plus additional on street parking available. The garage can also be accessed from the rear garden. To the rear you have a fully enclosed South facing garden, which is full of vibrancy and life and offers you your very own tranquil oasis to relax in. This has been laid to lawn with two separate patio areas, making it ideal for those who enjoy outdoor entertaining.

Early viewings are highly recommended to appreciate the space on offer.

Kitchen/Diner: 27'53 x 11'56	(8.39m x 3.52m)
Lounge: 11'27 x 14'39	(3.43m x 4.38m)
Study: 8'42 x 7'74	(2.56m x 2.35m)
Utility Room: 6'85 x 5'60	(2.08m x 1.70m)
W.C: 6'20 x 2'58	(1.88m x 0.78m)
Bedroom One: 11'35 x 15'18 Max Points	(3.45m x 4.62m Max Points)
Ensuite: 4'35 x 7'54	(1.32m x 2.29m)
Bedroom Two: 14'32 x 8'80	(4.36m x 2.68m)
Bedroom Three: 11'36 x 9'16	(3.46m x 2.79m)
Bedroom Four: 8'88 x 10'09	(2.70m x 3.07m)
Bathroom: 5'86 x 7'39	(1.78m x 2.25m)

PRIMARY SERVICES SUPPLY

Electricity: Mains
Water: Mains
Sewerage: Mains
Heating: Electric & Wood burner/open fire
Broadband: Fibre to Premises
Mobile Signal / Coverage Blackspot: No
Parking: Private Driveway and Double Garage

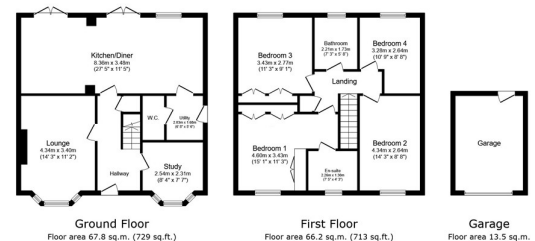
TENURE:

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 01/01/2016

EPC Rating: B

Council Tax Band: E

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Total floor area: 147.5 sq.m. (1,588 sq.ft.)
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor area (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 errors, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.PropertyGenie.co.uk

Score	Energy rating	Current	Potential
92+	A		92 A
81-91	B	82 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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