



Drummonds Close | Longhorsley | NE65 8UR

Asking Price £225,000

ROOK
MATTHEWS
SAYER

**3****1****1****Spacious Family Home****Beautifully Decorated****Three Bedrooms****Mature South Facing Garden****Quiet Cul-de-Sac Location****Private Driveway****Spacious and Bright****Freehold**

For any more information regarding the property please contact us today

Tucked away on a quiet cul-de-sac in a very highly requested village, sits this well-presented three bedroomed family home on Drummonds Close, Longhorsley. Longhorsley itself offers that all important peaceful village location with a few local amenities on your doorstep to include the local first school, local shop and bar plus, you are blessed with fabulous walks surrounding the property. The bustling town centre of Morpeth is also around a 13-minute drive away, where you will find an array of local bars, restaurants, river walks and shopping delights to choose from. With spacious rooms throughout and a fully enclosed South facing garden, we anticipate interest will be high.

The property briefly comprises: - Entrance hallway leading you straight into a bright and airy lounge, which has been fitted with light grey carpet and patio doors, offering views over the rear garden. 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 high spec kitchen has been fitted with a range of modern high gloss wall and base units, offering an abundance of storage. The kitchen further benefits from its own breakfast bar. Appliances include induction hob and double electric oven. You further benefit from a separate utility, offering excellent storage for your own white goods.

To the upper floor of the accommodation, you have three good sized rooms, two doubles and one single, all of which has been tastefully decorated. The family bathroom has been finished with W.C., hand basin, bath and shower over bath.

Externally to the front of the property, there is a small grass area and private driveway. To the rear, you have a stunning mature South facing garden, which is fully enclosed and has been laid to lawn with a decked area, making it ideal for those who enjoy outdoor entertaining.

We anticipate interest levels to be high, so call now to organise your viewing.

MEASUREMENTS

Lounge: 11'95 x 18'89 (3.58m x 5.69m)

Kitchen: 12'41 x 10'79 Max Points (3.76m x 3.23m Max Points)

Utility: 6'07 x 7'83 (2.01m x 2.34m)

Bedroom One: 12'06 x 13'90 Max Points (3.81m x 4.19m Max Points)

Bedroom Two: 10'82 x 13'17 Max Points (3.25m x 3.99m Max Points)

Bedroom Three: 7'13 x 9'05 Max Points (2.16m x 2.87m Max Points)

Bathroom: 5'45 x 7'80 Max Points (1.63m x 2.34m Max Points)

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Electric, Night Storage plus Log Burner

Broadband: Fibre to Cabinet

Mobile Signal / Coverage Blackspot: No

Parking: Private 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: D

Council Tax Band: B

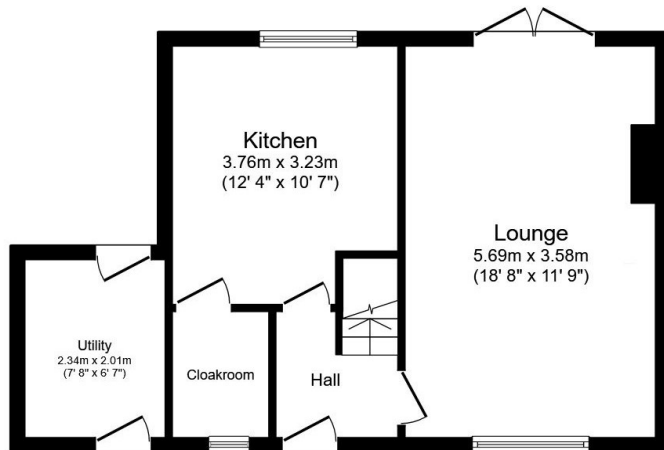
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T: 01670 511 711

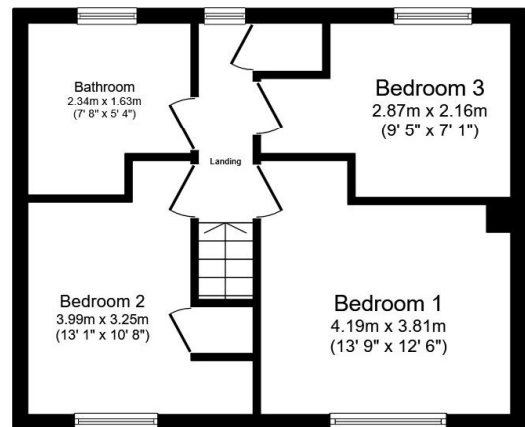
morpeth@rmsestateagents.co.uk

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Ground Floor
Floor area 44.7 sq.m. (482 sq.ft.)



First Floor
Floor area 39.3 sq.m. (423 sq.ft.)

Total floor area: 84.0 sq.m. (904 sq.ft.)

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	59 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

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.

