



Simonside Drive | Longframlington | NE65 8BQ

Asking Price £365,000

RMS | Rook
Matthews
Sayer



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Immaculately Presented Family Home

Modern Décor

Four Bedrooms

Wonderful Enclosed Rear

Ever-Desirable Location

Private Driveway plus Garage

Impressive Open Plan Kitchen/Diner

Freehold

For any more information regarding the property please contact us today



Immaculately presented four bedroomed detached family home, located on the ever-desirable Simonside Drive, Longframlington. Longframlington is a small village within Northumberland, surrounded by ample opportunities to walk local trails and countryside, whilst you have local amenities on your doorstep, including the award-winning Running Fox café, two pubs, a shop and a local butcher. Offering easy access to Morpeth town centre, Alnwick town centre and Newcastle upon Tyne, this is a superb area for those who need to commute. Internally the property offers bright spacious rooms and high end fixtures making it ready to move into!

The property briefly comprises:- Entrance hallway, downstairs W.C, generous lounge, which is light and airy due to the bay window, which overlooks the front garden. The lounge has been fitted with a light beige carpet and finished with neutral décor. The impressive open plan kitchen/diner is located to the rear of the property and offers views over the garden, which can be accessed via the fabulous bifold doors. This is a great space for families with ample room for your dining table and chairs. The modern kitchen has been fitted with a range of gloss wall and base units, offering an abundance of storage. Appliances include gas hob and double oven. You further benefit from a handy separate utility room.

To the upper floor of the accommodation, there are four double bedrooms, all of which have been carpeted and finished with modern décor. The master bedroom and second bedroom benefit from ensuite shower rooms. In addition, the master bedroom further benefits from large mirrored fitted wardrobes, offering excellent storage. The family bathroom has been beautifully finished with a basin, W.C, and bathtub.

Externally to the front of the property, you have small grassed area, with single garage and driveway for at least two cars. To the rear you have a wonderful enclosed garden, which has been laid to lawn with magnificent patio area. The garden is a fantastic size and will be a real winner with those who enjoy outdoor living at its finest.

We anticipate high levels of interest, call now to arrange your viewing.

MEASUREMENTS

Lounge: 21'11 x 10'6 Max Points (6.68m x 3.20m Max Points)
Kitchen/Diner: 9'11 x 21'10 (3.02m x 6.65m)
Utility Room: 5'11 x 6'3 (1.80m x 1.91m)
W.C: 6'6 x 3'0 (2.02m x 0.91m)
Bedroom One: 10'9 x 14'7 (3.28m x 4.45m)
Ensuite: 7'3 x 4'9 (2.21m x 1.45m)
Bedroom Two: 14'10 x 12'4 Max Points (4.52m x 3.77m Max Points)
Ensuite: 10'1 x 5'0 (3.30m x 1.52m)
Bedroom Three: 9'9 x 10'2 (2.97m x 3.10m)
Bedroom Four: 8'10 x 10'11 (2.69m x 3.33m)
Bathroom: 6'4 x 6'3 (1.93m x 1.91m)

PRIMARY SERVICES SUPPLY

Electricity: Mains
Water: Mains
Sewerage: Mains
Heating: LGP Gas
Broadband: Fibre to Premises
Mobile Signal / Coverage Blackspot: No
Parking: Garage and 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.

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

EPC Rating: C
Council Tax Band: E

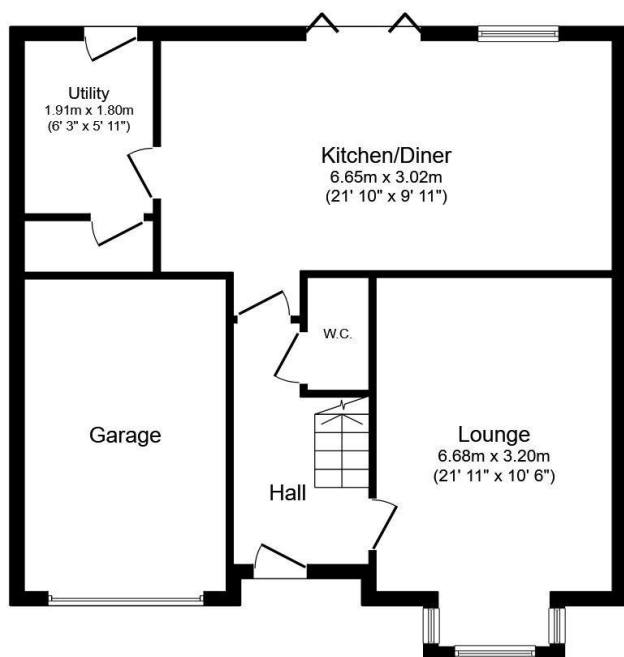
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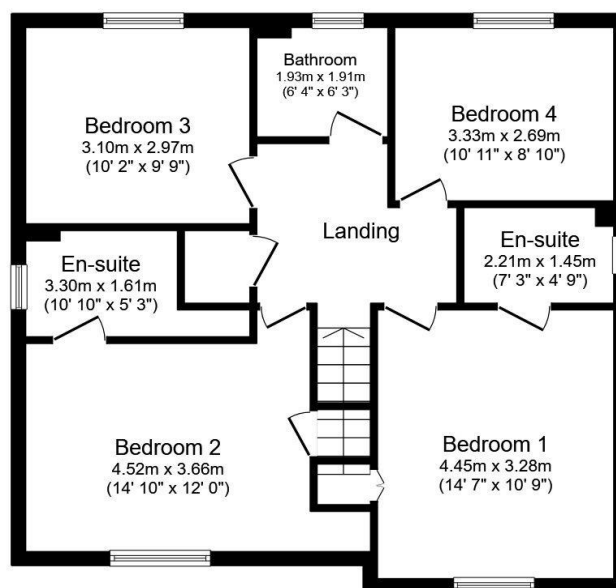
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Ground Floor



First Floor

Total floor area: 142.8 sq.m. (1,537 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		86 B
69-80	C	75 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.

