

# Kenmore Road, Swarland, Morpeth, Northumberland

£500,000



## Full Description

A uniquely designed property which has been significantly updated and modernised set within just under a third of an acre plot. We are delighted to welcome to the market this fabulous 2 bedroomed bungalow located in the Northumberland village of Swarland. This distinctive home benefits from plenty of driveway parking leading to a double garage with an electric door, gorgeous wrap-around gardens, Everest uPVC windows and a composite front door, electric central heating, electric underfloor heating, super-fast fibre connection and all the other usual mains connections. Offering wonderfully light, bright and spacious country living, this property is one of the most desirable in the area and, with modern fan-assisted night storage heaters and solar panels, is an energy efficient home which is a further attractive feature. The property is also being sold with no chain.

Swarland is an idyllic village which boasts its own Primary School, 'Nelsons' coffee shop, children's play area, tennis courts, a village golf course and club house, equestrian facilities, a village hall and stunning views of the coast and countryside and walks into the countryside minutes from your front door. A two-minute drive from the A1 and 10 mins from essentials such as the M&S food Hall in Alnwick. This peaceful village is perfectly connected, just 8 miles from the East Coast mainline station at Alnmouth, an easy drive to beautiful beaches, historic castles and the A1

south to Newcastle or north to Scotland.

A covered entranceway leads to the composite front door which opens into a large neutrally-decorated hallway with ceiling spotlights adding to the brightness. There is a spacious and well-presented WC which comprises a concealed-cistern wall-hung Roca toilet with a push button above and an attractive corner vanity unit with a sink on top. The space has been finished with half-height white brick-style tiling creating a crisp and fresh feel.

Bathed in natural light courtesy of a beautiful square box-bay window overlooking the south-facing garden, the lounge is a wonderfully welcoming room. A pair of French doors lead out to the side of the property and the space is finished with LVT wood-effect flooring which works in harmony with the neutral decoration perfectly. A floor to ceiling window has been cleverly incorporated to allow natural light to enter from the kitchen-dining-family room.

Extended to create an impressive space, the kitchen-dining-family room is a glorious and sociable space in which to spend time with family and friends. With many windows and an almost entire wall created from bi-fold doors, this superb space is suffused in natural light and takes full advantage of garden views which can be enjoyed as you dine, relax on the sofa or create culinary delights within the kitchen. Alfresco dining can be easily appreciated from a patio area leading from the bi-fold doors, making this a further wonderful place in which to entertain. The well-equipped kitchen offers a good number of wall and base units with a shaker-style door complemented by a wood-effect work surface with a matching upstand. There is a substantial centre island, with a granite work surface and tasteful lighting above, which offers further storage and seating in addition to a state-of-the-art induction hob with a central draw-down extractor fan. The kitchen is also equipped with an eye-level oven and a combination microwave with a warming drawer beneath, a fully integrated fridge freezer, an integrated slimline dishwasher, integrated waste receptacles, a built-in wine cooler and a white ceramic bowl and a half sink with an antique bronze coloured tap above. The bronze-coloured switches and sockets and spotlights with a gold-coloured edge add an opulent finish to this superb space.

The utility room leads from the kitchen and offers further storage units with a high gloss grey door beneath a solid wood work surface. There is plumbing and space for a washing machine and the storage has been designed to accommodate larger equipment such as ironing boards and a vacuum cleaner. The switches, sockets and light fittings match those of the kitchen creating a seamless transition between the two spaces. A door provides external access.

The hallway continues towards the bedroom accommodation. There is a large storage cupboard which houses the sizeable hot water cylinder, and loft access is available. Both the bedrooms are generously proportioned and benefit from ensuite facilities.

The primary bedroom is a gloriously restful room with bi-fold doors taking advantage of the south-facing garden views. With lighting features enhancing the space and brushed chrome switches and sockets, some of

which offer useful USB ports, this room offers built-in wardrobes and a black designer-looking radiator. The ensuite exudes a boutique hotel feel and has been tiled, floor to ceiling, in a combination of grey tiles complemented by large matt grey floor tiles. The shower space has been designed to place the controls externally, which is of benefit, and there is a waterfall shower head and a separate shower head behind large smoked glass walk-behind shower screen. There is a niche to house bathroom accessories neatly. A large chrome heated towel rail ensures added comfort and there is a grey wall-mounted vanity unit with a large trough sink on top with a niche above with a built-in mirror with LED lighting. The Roca ceramics continue and there is a wall-hung bidet and a wall-hung concealed cistern toilet with a push button behind. The lighting is sensor controlled which is a benefit for any night time visits. Due to its secluded location, the window is not frosted and captures views of the garden which is a pleasant aspect.

Bedroom 2 is a large double room with a window overlooking the driveway. Also featuring an ensuite, this is another wonderfully peaceful room. The ensuite comprises a large double-ended white bath with an electric shower over and wall mounted taps, a concealed-cistern wall-hung Roca toilet with a pushbutton behind, a floor-standing vanity unit with three drawers below and a sink and a chrome heated towel rail ensures added comfort. A frosted window allows for natural light.

The south-facing garden catches the sunshine throughout the day and is the ideal space in which to relax and unwind after the hustle and bustle of the day. Showcasing a combination of lawned areas, borders and block paved spaces, this garden boasts vegetable beds and a useful garden shed. Its size presents a variety of possibilities for including a garden room, a home office or a summer house in addition to the driveway being large enough to accommodate a motorhome or a commercial vehicle.

#### Important Note:

These particulars, whilst believed to be accurate, are set out as a general guideline and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact but must satisfy themselves by inspection or otherwise as to their accuracy. Please note that we have not tested any apparatus, equipment, fixtures, fittings or services including central heating and so cannot verify they are in working order or fit for their purpose. All measurements are approximate and for guidance only. If there is any point that is of particular importance to you, please contact us and we will try and clarify the position for you.

## Features

- Garage
- Large garden
- Driveway parking
- Stunning living dining kitchen
- Fabulous master ensuite
- Two ensuite bedrooms
- Lovely lounge
- Everest windows and doors
- Very private gardens

## Contact Us

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