



Heatherstone

Kenmore Road, Swarland





HEATHERSTONE, KENMORE ROAD, SWARLAND, MORPETH, NORTHUMBERLAND NE65 9JS

Heatherstone is an attractively presented and generously proportioned detached dormer style bungalow set within a fabulous mature and private site of just under 1 acre with lovely Southerly aspect. This substantial home offers versatile accommodation of approximately 2,900 sq.ft. over two levels and was Individually designed and constructed by the current owners in 1999, this lovely home benefits from oil fired heating to radiators, with softwood double glazing, double garage and ample parking for several cars.

A lovely reception hallway enjoying a good deal of natural light with staircase giving access to the first floor, as well as leading to all ground floor accommodation | Dual aspect lounge with patio doors to the front elevation leading onto the decking and gardens beyond | A generous ground floor double bedroom with en-suite shower room/wc | Second ground floor double bedroom currently utilised as a study | Family bathroom including bath and separate shower | Third double bedroom | Separate formal dining room/fourth bedroom | Well-appointed fitted kitchen/breakfast room extending to over 24 ft, fitted in a traditional style, incorporating a central island, Belfast style sink and recess for an electric range, plumbing for dishwasher, ample space for table and chairs | Utility room | Stairs give access to the first floor with a large landing space ideal as a study area | Two substantial attic style bedrooms, which enjoy fabulous natural light via both Velux style windows and windows to the gable elevation - both bedrooms have en-suite shower room/wc | Externally the property is approached via a gravelled driveway providing ample off road parking, and leading to a double integral garage, with electric up and over door. Formal gardens are laid mainly to lawn, with decking and patio area to the front of the property. Beyond the extensive lawned area there is woodland leading down to a burn, which runs within the boundary of the property.

The village of Swarland offers a range of local amenities including village first school, children's play park with tennis courts and sports centre which incorporates the popular Nelson's in the park cafe/restaurant and Percy Wood golf course. Swarland enjoys excellent access to the A1 with the market town of Alnwick approx 7 miles to the north, and Morpeth approx 14 miles and Newcastle City Centre approx 27 miles to the south. The East Coast main line rail station at Alnmouth approx 7.6 miles to the east giving direct regular services to Edinburgh, Newcastle and London's Kings Cross.

Services: Mains electricity, water and drainage | Tenure: Freehold | Council Tax Band: F | EPC: D

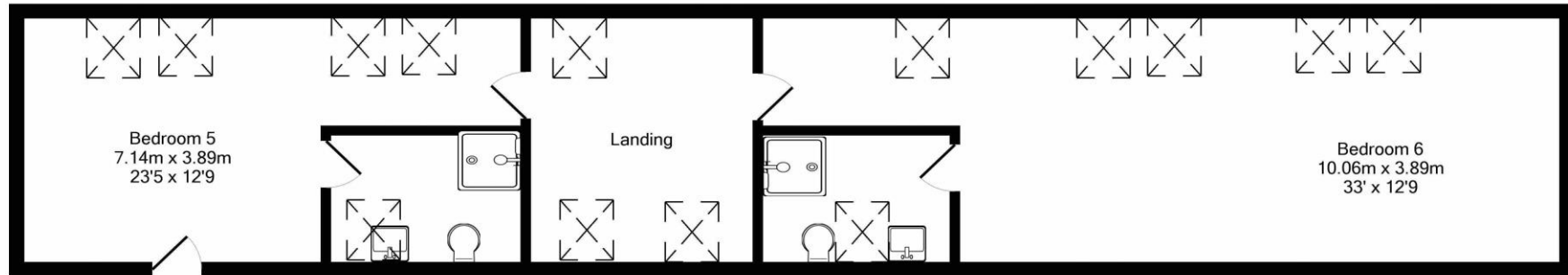
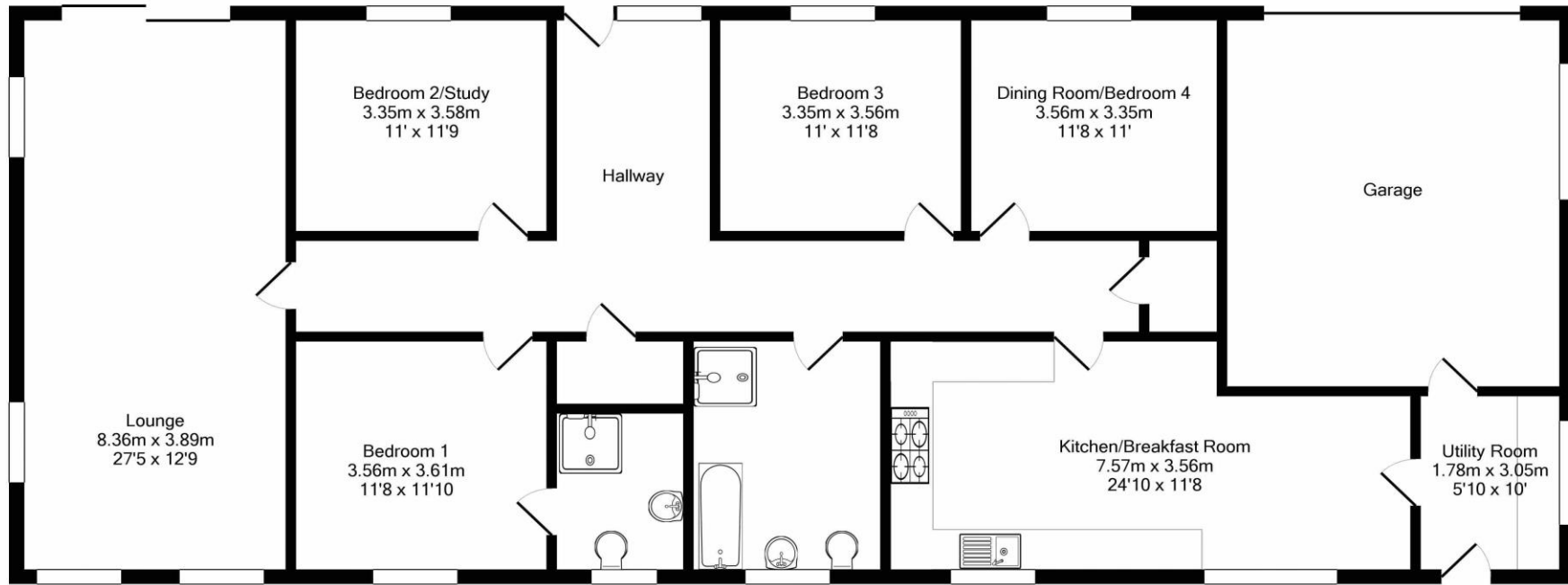
GUIDE PRICE £495,000











Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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