



**Squirrels Leap**  
Whitefield Farm, Red Row





## Squirrels Leap, Whitefield Farm, Red Row, Morpeth, Northumberland

£540,000

Newly constructed detached home, enjoying a charming rural setting, just four miles to the south of the harbour town of Amble and only a short distance from the beach at Druridge Bay Country Park. Situated off a quiet through road, next to Whitefield Farm, Squirrel's Leap offers substantial accommodation extending to 2,840 sq. ft across two levels and enjoys views from the first floor across open countryside towards Druridge Bay and the Coast.

The property will be sympathetically built in heritage brick work and slate roof to be in keeping with its surroundings and will offer spacious contemporary accommodation finished to a high standard of specification including high performance double glazing, modern heating system with 'Nest' Controls, underfloor heating to the ground floor and internal oak doors.

A choice of bespoke kitchen from the 'Second Nature' Collection with 'Bosch' integrated appliances and contemporary 'Roca' Sanitary ware.

Entrance hall with staircase to the first floor and ground floor shower room/wc | Generous lounge with french doors to the rear | Well appointed kitchen/dining room which has bi-fold doors to the garden | Study/5th Bedroom | To the first floor; a fabulous master bedroom with vaulted ceiling which extends to a dressing room and en suite bathroom/wc. From the bedroom there are french doors giving access onto a balcony, enjoying views across open countryside | Double bedroom with en suite shower room/wc and walk in wardrobe | Two further double bedrooms with jack and jill shower room/wc | Externally - Generous garden site which enjoys privacy from a tree lined copse and attached double garage.



# Whitefield Farm, Druridge Bay – Specifications

All confirmed customers receive a complimentary half-day VIP tour of our Bespoke Kitchen & Bedroom design centre

## BESPOKE KITCHEN

- Wide choice of units from Second Nature collection
- Drawers and doors featuring soft close technology
- Integrate cutlery drawer
- Deep pan drawer
- Premium Quartz worktops
- Upstand to match worktop
- Contemporary recessed stainless steel 1 1/2 bowl sink
- Chrome arched tap
- Integrated Bosch Fridge Freezer
- Integrated Bosch Dishwasher
- Integrated Bosch Washer/dryer
- 4 ring Bosch electric hob
- Integrated Bosch Microwave oven
- Integrated Bosch double fan oven
- Brushed steel chimney hood

## BATHROOMS AND EN-SUITES

- Contemporary white sanitary-ware by Roca
- Soft close toilet seats and covers
- Full height multi panel to shower and bath area, half height tiling with chrome trim to other walls
- Floor tiling supplied as standard

## HEATING

- Wood burner in lounge
- Underfloor heating across the ground floor
- Chrome towel radiators to bathroom and ensuite
- Gas boiler and white panelled radiators to all remaining rooms
- Nest heating controls

## LIGHTING AND ELECTRICAL

- Brushed steel spotlights included as standard in kitchen, bathroom and ensuite
- Brushed steel switches and sockets throughout
- TV points in living rooms and all bedrooms

## INTERNAL

- Carpets or Hardwood floors to most rooms
- Neutral soft white emulsion throughout
- Contemporary brushed steel door furniture
- Modern profile T&G Oak doors

## EXTERNAL

- Modern composite external entrance door with viewer and letterbox
- Water point in garden
- Security system

## WARRANTY

- 10 year warranty

Northumberland Homes Ltd is pleased to offer the following upgrade options for those buyers able to engage early enough in the development scheme:

## GOLD UPGRADE OPTIONS

- Upgraded wood burner in Lounge
- Neff kitchen appliances
- Granite Worktops
- Ideal Standard sanitary-ware
- Fitted Wardrobes
- Choice of Carpets
- Choice of Hardwood Floorings
- Choice of Tiles
- Enhanced garden landscaping
- Additional security features

## PLATINUM UPGRADE OPTIONS

- Jacuzzi
- Miele kitchen appliances
- Villeroy & Boch sanitary-ware
- Premium staircase
- Shower upgrades
- Electric garage door

All properties are subject to availability. We reserve the right to improve or alter specifications. Although every care has been taken to ensure the accuracy of the information, the contents do not form part of nor constitute a representation, warranty or part of any contract.





All enquiries to our Alnwick Office | 35 Bondgate Without, Alnwick, Northumberland NE66 1PR

T: 01665 600 170 | [www.sandersonyoung.co.uk](http://www.sandersonyoung.co.uk)

