


SIGNATURE

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 Cairn Park, Morpeth NE65 8JS

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Offers Over £335,000

Signature North East welcomes you to this charming bungalow located in the picturesque Cairn Park, Longframlington. The property offers the opportunity to enjoy single-storey living in a peaceful setting, situated in the heart of Longframlington with convenient access to local village amenities. Outdoor enthusiasts will appreciate the area's nearby parks, while families benefit from several reputable schools and childcare facilities. The location also boasts excellent road connectivity, with the A1 dual carriageway close by, providing direct access to Newcastle to the south and Alnwick to the north. Local roads allow for easy travel to nearby amenities and attractions, including Cragside in Rothbury.

The bungalow itself is thoughtfully laid out, featuring a large living room and spacious kitchen/diner equipped with ample wall and base units for storage and extensive counter space. There's an informal dining area perfect for quick meals, while the adjacent formal dining room is ideal for gatherings and offers access to the conservatory—an ideal spot for admiring the outdoors, even on rainy days.

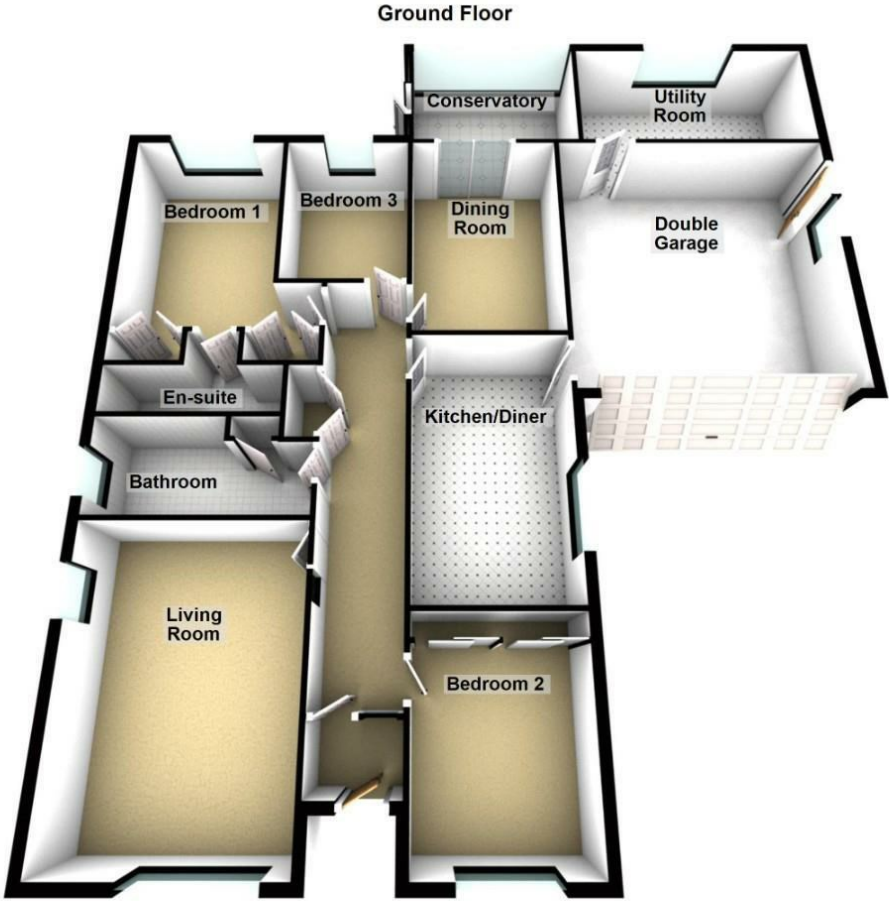
This property boasts three well-proportioned bedrooms, ideal for a growing family or hosting guests. The master bedroom includes his-and-hers wardrobes and an en-suite with a walk-in shower. Bedroom three is conveniently nearby, while bedroom two faces the front of the property and includes fitted wardrobes. Bedroom two features a fireplace, with two windows that fill the room with natural light. Additionally, the property includes a utility room accessible through the garage, which connects to the kitchen for added convenience.

Outside, the back garden provides a spacious retreat for outdoor activities, accessible from the conservatory for a seamless blend of indoor and outdoor living. Parking is ample, with a double garage and a double driveway that together accommodate up to four cars, providing secure off-road parking.



PLEASE NOTE THAT THE VENDOR HAS CERTIFIED THE PROPERTY INFORMATION AND IMAGES.

PROPERTY FLOORPLAN



Please be advised the floorplans are not drawn to scale and are to be used to give an idea of the layout of the property.
Plan produced using PlanUp.

Measurements:

Living Room
17'4" x 11'11"

Kitchen / Diner
15'11" x 9'3"

Utility Room
15'7" x 7'7"

Conservatory
10'11" x 7'7"

Bedroom One
13'7" x 11'11"

En Suite
10'7" x 2'11"

Bedroom Two
13'11" x 9'3"

Bedroom Three
12'5" x 9'3"

Bedroom Four
10'4" x 7'10"

Bathroom
12'7" x 5'9"

Double Garage
17'8" x 17'3"

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	61	76
EU Directive 2002/91/EC		
England & Wales		





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