



# 20 Gentian Court

Fairfield Manor, Longfralmington



SANDERSON  
YOUNG





20 Gentian Court  
Fairfield Manor, Longframlington,  
Morpeth, Northumberland, NE65 8BZ

**LAST HOME REMAINING ON THIS  
MODERN DEVELOPMENT IN  
LONGFRAMLINGTON VILLAGE - WELL  
PRESENTED, BRAND NEW THREE  
BEDROOM TERRACED HOME, WITH  
SPACIOUS OPEN PLAN BREAKFASTING  
KITCHEN, LOW MAINTENANCE GARDEN  
AND TWO ALLOCATED PARKING SPACES  
TO REAR - READY TO MOVE INTO WITH  
NO UPWARD CHAIN**

**Price Guide:**  
Guide Price £229,500

 3  1  1  B

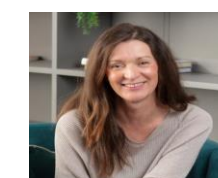




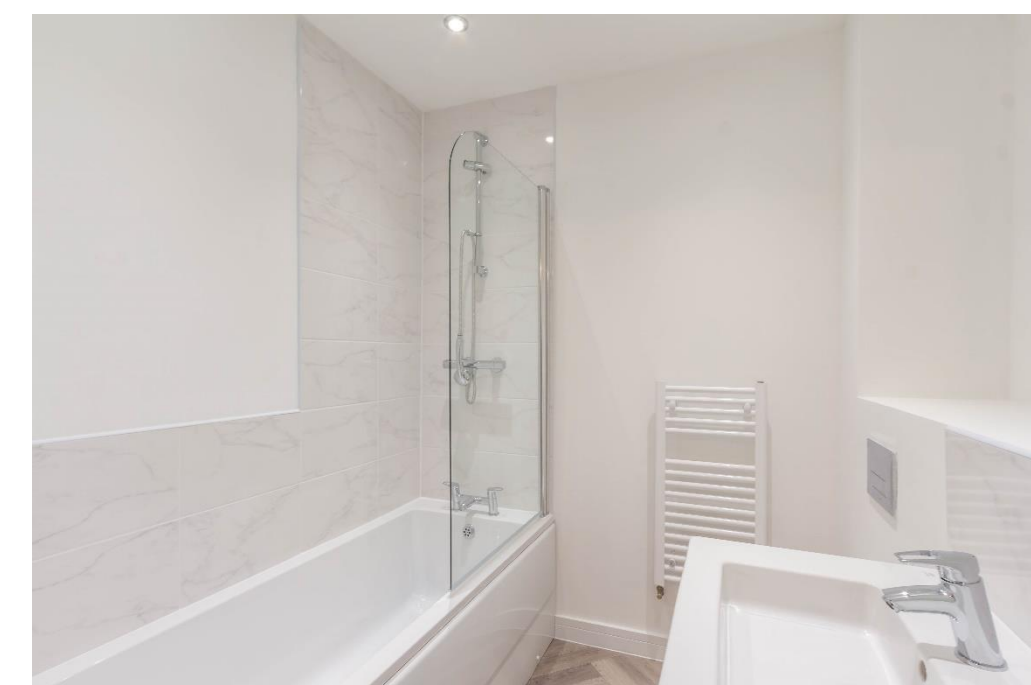


Accommodation - The property is accessed through its own private entrance into the hallway, which leads through in turn to a downstairs wc to the left, and understairs storage | Large living room with tall ceilings and front aspect over the private garden | Well presented kitchen/diner, which has been fitted by Howdens Kitchens. The kitchen is well equipped with integrated appliances throughout, modern cabinetry and fixtures and fittings. The kitchen also benefits from glazed French doors that lead on to the private rear garden | The staircase then leads up to the first floor with a further storage cupboard | Principal double bedroom | Double bedroom two | Third bedroom which is a smaller single/study | Family bathroom with bath and shower above, wash hand basin and wc.

Externally - 20 Gentian Court offers allocated parking for 2 vehicles and this is situated to the rear of the property | To the front of the property there is a small, private garden which is laid predominantly to lawn | To the rear is a private garden with fenced boundaries, which is laid partially to lawn, partially to block paving and is ideal for alfresco dining in the warmer months.



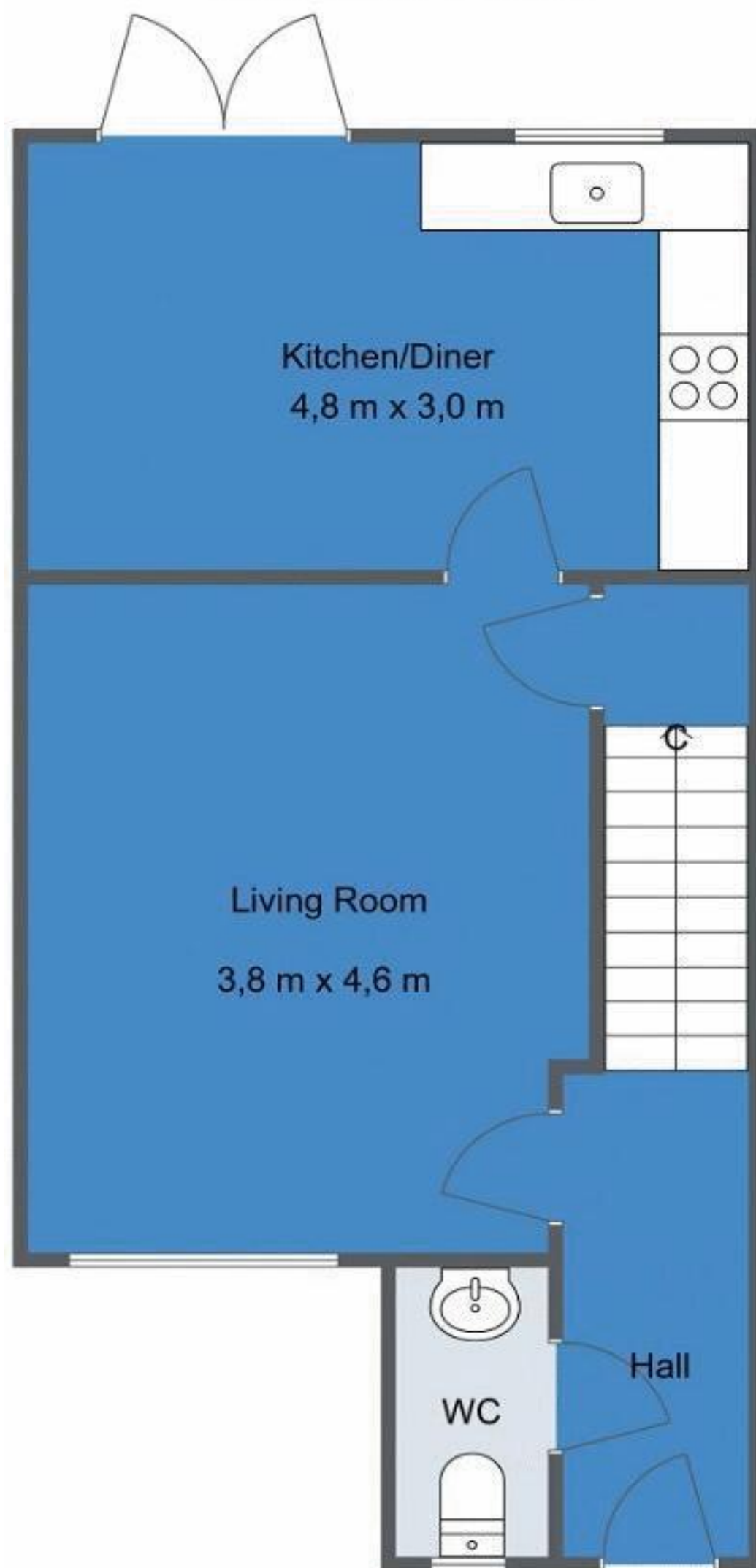
Lizzie Beattie  
01665 600 170  
[Lizzie.beattie@sandersonyoung.co.uk](mailto:Lizzie.beattie@sandersonyoung.co.uk)





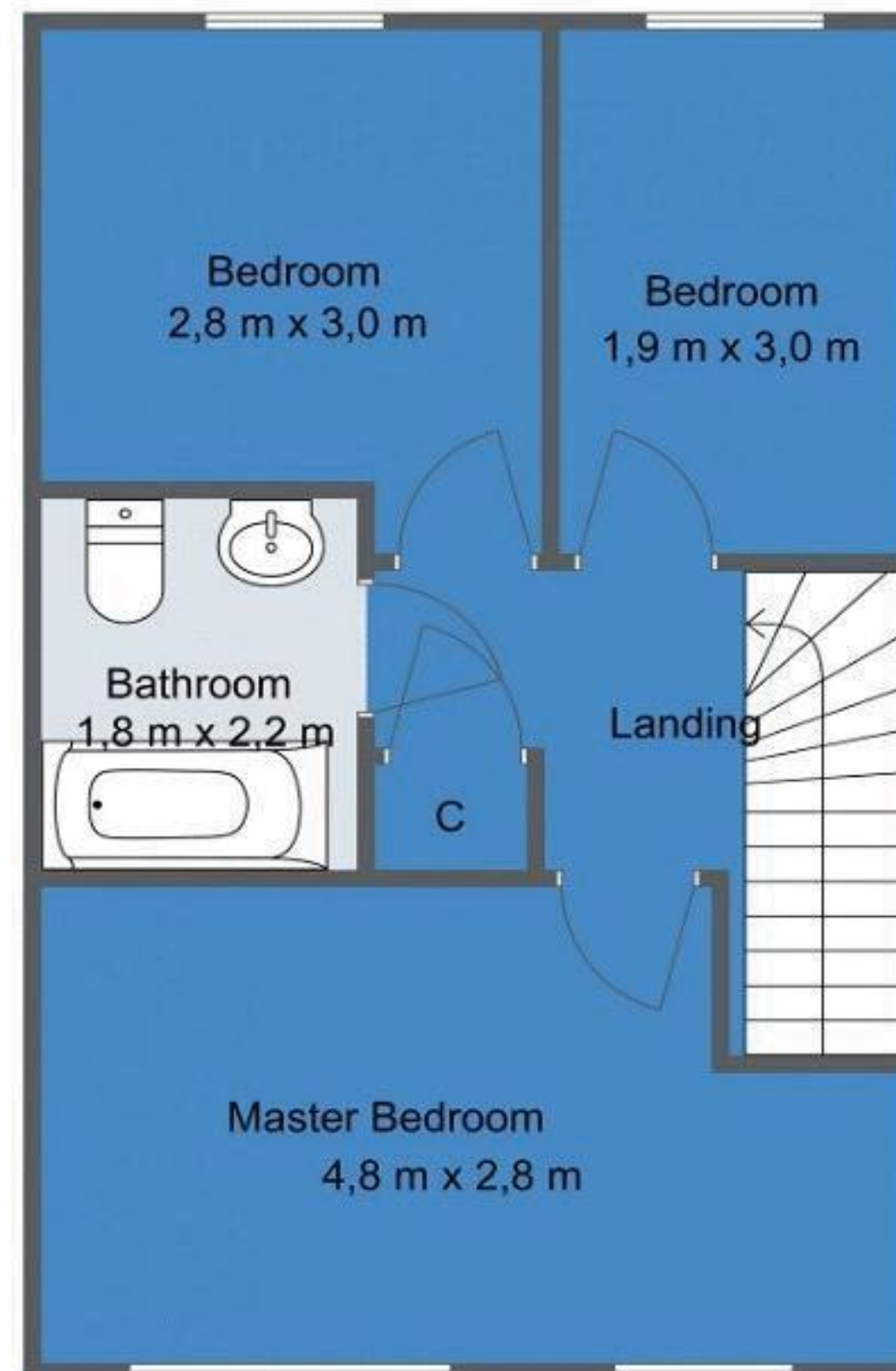
# Genetian Court, Longframlington

## Ground Floor



Total Area Approx:  
79.2 m2 (853 sq ft)

## First Floor



Longframlington village is conveniently positioned on the A697 for easy access to Morpeth and Newcastle upon Tyne, with good road links to the A1 for commuting throughout the region. The village offers a range of local amenities with a village shop, 'Running Fox' cafe, lovely gastro pub, Church, hairdressers and gym/leisure facilities. - there are a number of schools in Morpeth, Alnwick and Rothbury. Golf Courses nearby include Swarland, Burgham Park & Rothbury.

For a wider range of amenities Morpeth and Alnwick are close by, with doctors and dentists, supermarkets, cafes and restaurants.

Services: Mains Electric, Water & Drainage |  
Communal Gas Tank | Tenure: Freehold |  
Council Tax: Band C | EPC: B



# 20 Gentian Court

Fairfield Manor, Longframlington

