

Allerburn Lea, Alnwick, Northumberland

OIRO £550,000



Full Description

A beautifully presented family home offering spacious and stylish living within walking distance of the town centre, Alnwick Castle and Garden and Lillidorei. Elizabeth Humphreys Homes are delighted to welcome to the market this charming 5 bedroomed detached property located in the Northumberland town of Alnwick. This family home benefits from a stunning plot with attractive front and rear gardens, block paved driveway parking for up to two/three cars leading to a spacious garage, uPVC windows and wooden front door and all the other usual mains connections. This property is superbly located in a much sought-after residential area and would appeal to those looking to easily commute north or south but who would prefer to be surrounded by beautiful countryside.

Alnwick is a town brimming with history and culture, from the tranquillity of Barter Books to the splendour of Alnwick Castle and Garden. The town benefits from excellent transport links with frequent buses between Berwick, Morpeth and Newcastle and is a short drive to Alnmouth train station and, as it is situated just moments from the A1, it is perfect for those needing to commute. There is an excellent selection of local food retailers, delis, bakeries and butchers as well as larger chain supermarkets.

The front door opens into an internal hallway with a central staircase, with storage beneath, ascending to the first floor and various doors leading off to the principal living areas. The space is fully tiled creating a sleek and sophisticated look. The ground floor WC is a superb asset as it negates the need to continually frequent the upstairs facilities. The suite comprises a close coupled toilet and a wall hung hand wash basin with a wall mounted mirror above and an extractor fan. The space is finished with attractive tiling.

The first main door opens to a gorgeous and spacious dual aspect lounge with a large window to the front and double doors taking advantage of views of the rear garden. A contemporary wood burner with a stone surround and slate hearth forms an attractive focal point enticing you to sit before it during the cooler months. A pair of French doors lead to a beautiful second reception/dining room which offers further stylish living space where you can comfortably enjoy the garden views throughout every season.

Opposite, the study/craft room is another light and airy room with a pleasant open aspect to the front of the property which can be appreciated whilst working from home.

With French doors opening to a decked area within the rear garden, the second reception/dining room is a wonderful space which has been finished with Karndean herringbone effect flooring creating a sleek and elegant look. The many windows capture lovely views which, if using as a dining room, form a pleasant back drop whilst dining or entertaining family or friends.

The kitchen-breakfast room boasts a substantial window capturing uninterrupted views over the rear garden making it a superbly light and bright room appealing to modern living. There are plenty of wall and base units with a cream high gloss door complemented by a contrasting dark granite effect work surface with a matching up stand and multi-coloured mosaic splash back tiling. There is a bowl and a half stainless steel sink and space for a range cooker beneath a chimney style extractor fan. The Worcester gas boiler is housed in a wall unit for ease of access and there is ample room to accommodate a breakfast table with accompanying chairs. A partially glazed door provides external access to the rear of the property. The beneficial utility room offers space for a free-standing fridge-freezer, plumbing and space for a washing machine and a single bowl stainless steel sink beneath a window allowing for natural light. There are further wall and base units complemented by neutral white splash back tiling.

Taking the stairs to the first floor, the spacious landing opens out to five bedrooms, two bathrooms and a sizeable airing cupboard.

The principal bedroom, with en-suite facilities, is a spacious double room with a large window overlooking the front of the property capturing gorgeous views of blossom trees in the springtime. This room offers a full bank of built in wardrobes with a central dressing. The en-suite, with a dark slate tiled floor and fully tiled walls, comprises a pedestal wash hand basin, a close coupled toilet with a push button, a large offset Quadrant shower cubicle with a glass screen and shower within, a shaver point and a

chrome heated towel rail. A window allows for natural light.

Bedroom 2 is a good-sized double taking advantage of views over the rear garden. Another light and bright room.

Bedroom 3 is to the front of the property and is a large light and airy double room with plenty of storage options.

Bedroom 4 is another double room with a pleasant view of the rear garden and space to accommodate a range of furniture.

Bedroom 5 is a large single room with a window overlooking the rear of the property. This room could also be utilised as a home office, playroom or a hobby room if you so wished. All the bedrooms are tastefully decorated and are calm and restful spaces.

The family bathroom is stylish and finished with a dark slate floor tile and white wall tiles creating a crisp and fresh feel. The suite comprises a P shaped bath with a shower over behind a glass shower screen, a close coupled toilet with a push button behind, a pedestal wash hand basin and a mirrored cabinet. A chrome heated towel rail ensures added comfort and a window allows for natural light.

The property continues to impress with its private outside space where the extensive garden offers the ideal place in which to relax and unwind at the end of the day. There is a sizeable lawn, a rockery and a wooded area at the foot and a raised decked area offers the ideal space to enjoy al fresco dining with family and friends during the warm summer months with an orchard forming a lovely back drop. There is useful access to storage beneath the garage which can house garden accessories.

Tenure: Freehold

Council Tax Band: F, £3,819.98 for the 2026/27 financial year

EPC: C

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

- Stunning gardens
- Driveway parking
- Garage
- Ensuite
- Three reception rooms
- Woodburner
- Walk to all Alnwick has to offer
- Rare to the market
- Very sought-after location

Contact Us

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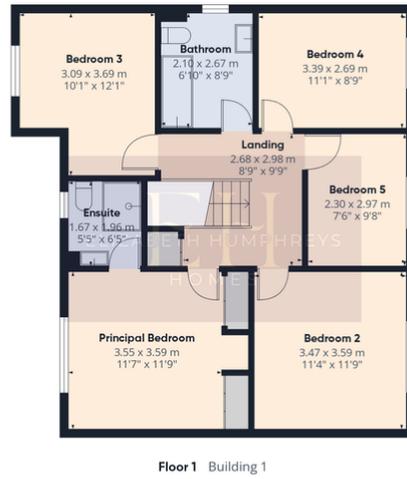
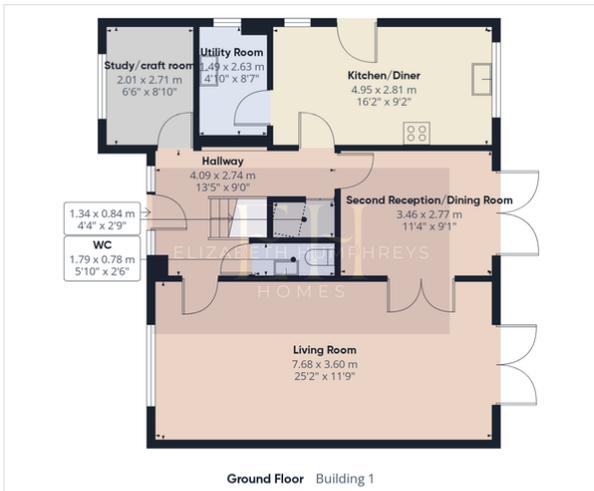
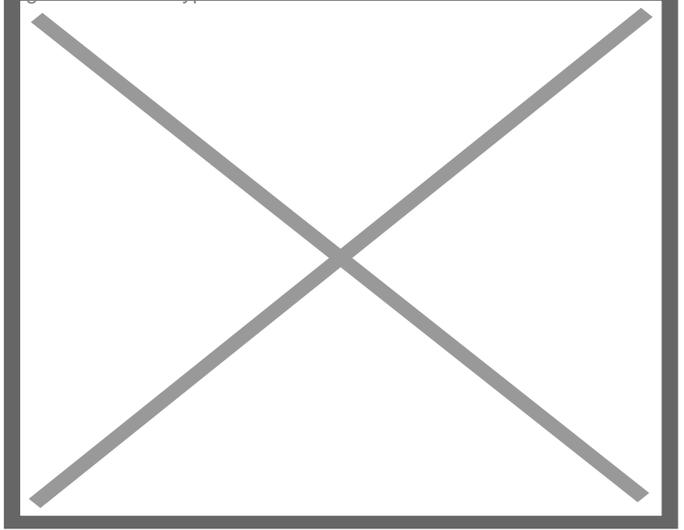












Approximate total area⁽¹⁾
 182.4 m²
 1962 ft²

Reduced headroom
 0.4 m²
 4 ft²

(1) Excluding balconies and terraces

Reduced headroom
 ----- Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Ground Floor Building 1

Approximate total area^m

141.9 m²
1527 ft²

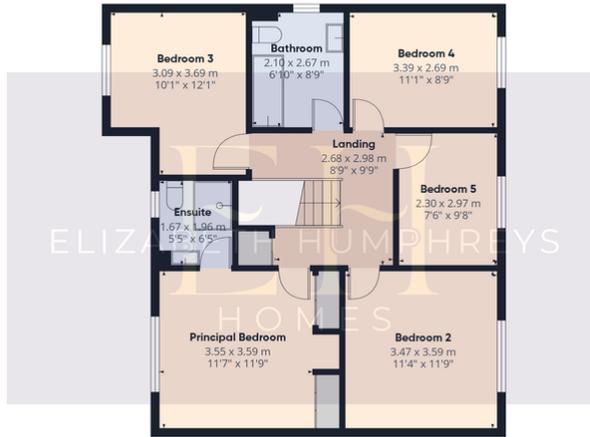
Reduced headroom
0.4 m²
4 ft²

(1) Excluding balconies and terraces

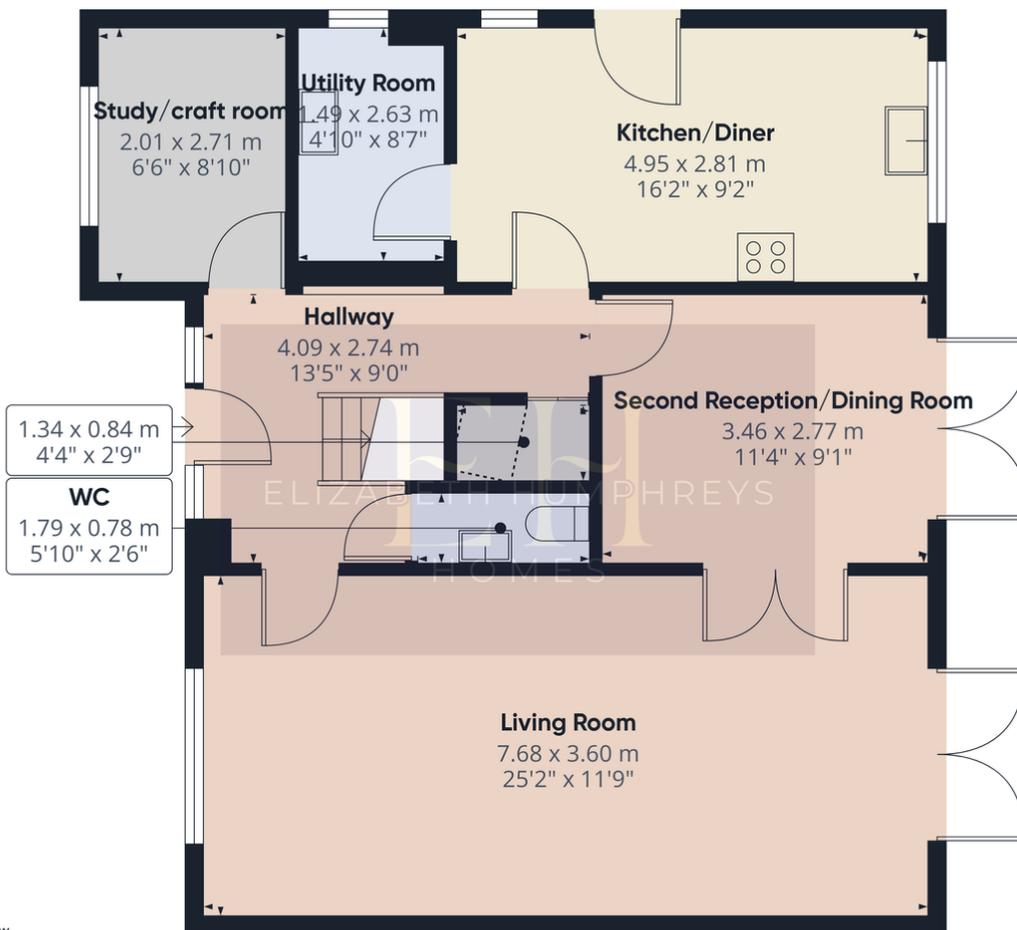
Reduced headroom
..... Below 1.5 m/5 ft

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Floor 1 Building 1



Ground Floor Building 1

Approximate total area^m

72.2 m²
778 ft²

Reduced headroom
0.4 m²
4 ft²

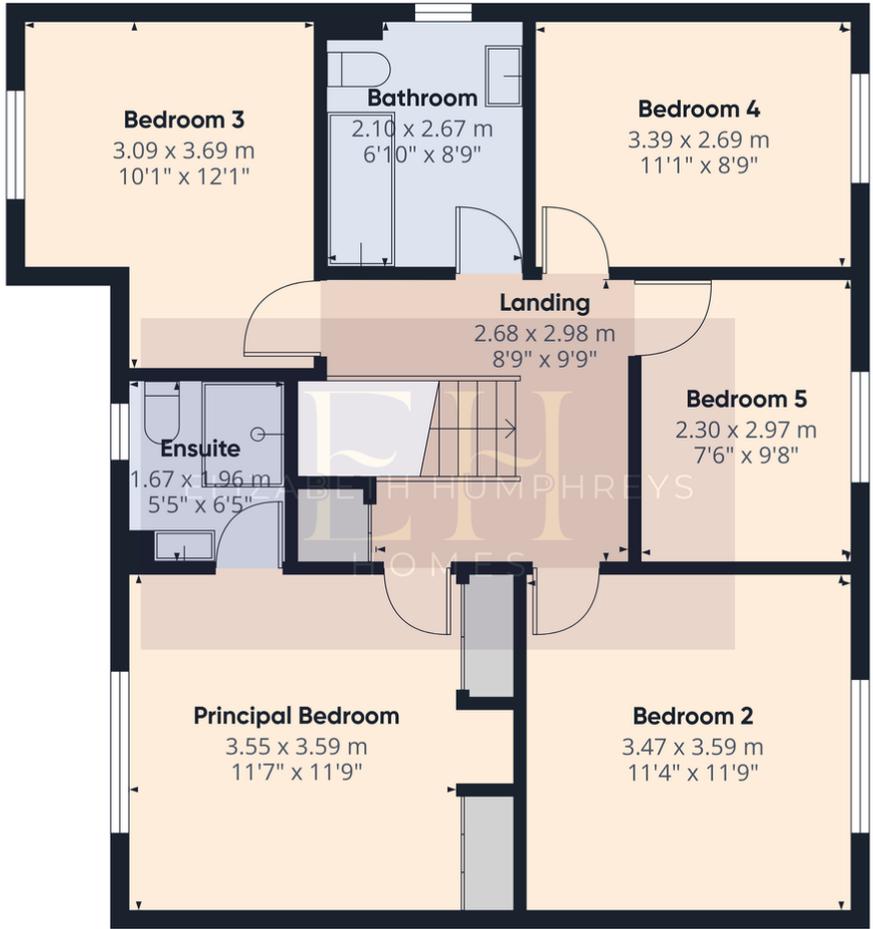
(1) Excluding balconies and terraces

Reduced headroom
..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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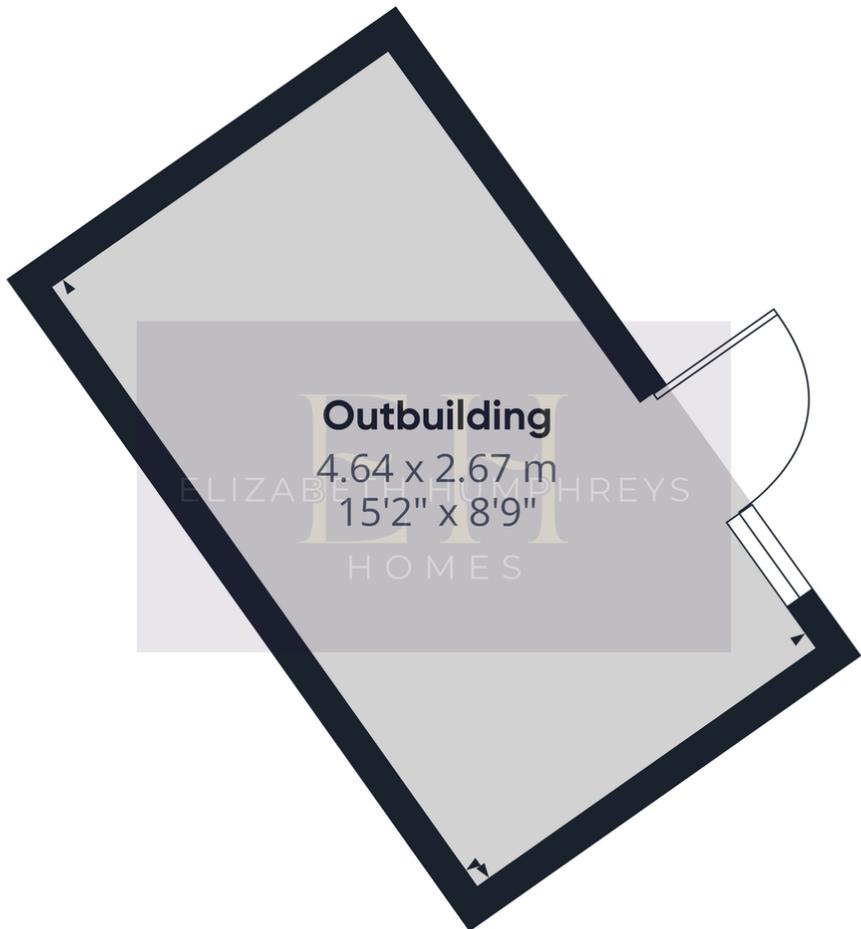
Floor 1 Building 1

Approximate total area⁽¹⁾
69.7 m²
749 ft²

(1) Excluding balconies and terraces

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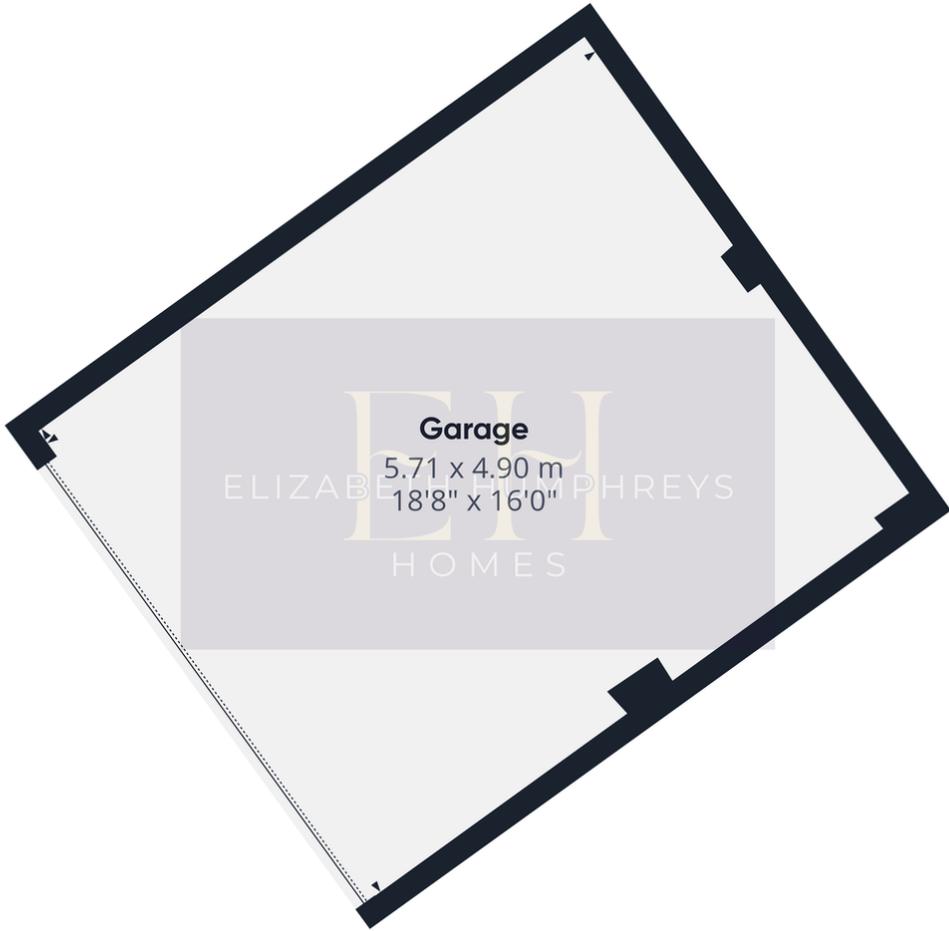
Ground Floor Building 2

Approximate total area⁽¹⁾
12.4 m²
133 ft²

(1) Excluding balconies and terraces

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Approximate total area⁽¹⁾

28.1 m²
302 ft²

(1) Excluding balconies and terraces

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Floor 1 Building 2