Arkle Court, Alnwick, Northumberland

Offers Over £180,000



Full Description

Well Presented Three-Bedroom Home with Garage and Exceptional Rear Garden

Elizabeth Humphreys Homes are delighted to welcome to the market this beautifully presented three-bedroom family home, occupying a quiet and highly sought-after residential location. Benefiting from driveway parking, a single garage and a fabulous private rear garden, this lovely property offers well-balanced accommodation ideally suited to first-time buyers, families and those looking to enjoy a peaceful lifestyle close to local amenities. No chain.

The property is approached via a driveway providing off-street parking for one vehicle, alongside a single garage. A composite front door opens into a useful entrance porch, which in turn leads through a glazed internal door into the welcoming main hallway.

The hallway provides access to the principal ground floor accommodation

and features stairs leading to the first floor. To the front of the property is a well-appointed kitchen fitted with a good range of painted wall and base units complemented by granite-effect work surfaces and attractive neutral grey splashback tiling. Integrated cooking facilities include an electric oven, four-burner ceramic hob and extractor hood above. There is a bowl-and-a-half sink, space and plumbing for white goods and a gas central heating boiler discreetly positioned within the room. A door from the kitchen leads through to a highly useful lean-to rear porch, providing additional storage and practical space.

The spacious lounge/dining room spans the rear of the property and enjoys a lovely outlook over the garden. This bright and inviting room offers ample space for both seating and dining furniture, making it ideal for everyday family life and entertaining. French doors open directly onto the rear garden, allowing natural light to flood the room, while a useful under-stairs storage cupboard provides additional practicality.

To the first floor, the landing leads to three well-proportioned bedrooms and the family bathroom.

The principal bedroom is a double room overlooking the rear garden and benefits from a built-in sliding-door wardrobe, together with ample space for additional bedroom furniture. Loft access is also available from this room.

Bedroom two is another spacious double bedroom enjoying views over the rear garden and featuring a useful built-in storage cupboard.

Bedroom three is a particularly good-sized single bedroom positioned to the front of the property. Bright and airy, it offers excellent flexibility as a child’s bedroom, guest room or home office.

The family bathroom is fitted with a white suite comprising a panelled bath with electric shower over and glazed shower screen, pedestal wash hand basin and close-coupled WC. A window provides natural light, while fitted wall mirror and neutral finishes complete the space.

Externally, one of the property’s standout features is the wonderful rear garden. Enjoying a high degree of privacy and not being directly overlooked from the rear, this attractive outdoor space offers a sunny aspect and has been designed with ease of maintenance in mind. A decked seating area immediately outside the French doors provides the perfect spot for morning coffee or outdoor entertaining, while a further patio area offers additional seating options. The artificial lawn creates year-round greenery, and a mature tree provides an attractive focal point at the end of the garden. Fully enclosed and ideal for both families and pet owners, this is a garden that truly enhances the appeal of the home.

Further benefits include UPVC double glazing, gas central heating, mains electricity, gas, water and drainage connections, and a particularly desirable position within a spacious and well-established development known for its generous separation between properties and peaceful atmosphere.

Alnwick is one of Northumberland's most desirable and historic market

towns, offering an exceptional blend of heritage, community spirit and modern convenience. Best known for its impressive castle and gardens, the town provides a charming setting with a wide range of independent shops, cafés, restaurants and everyday amenities.

The bustling town centre offers excellent schooling for all ages, a modern leisure centre, supermarkets, healthcare facilities and a thriving local community, making it particularly popular with families, professionals and retirees alike.

Surrounded by some of Northumberland's most spectacular countryside and coastline, residents can enjoy easy access to beautiful beaches at Alnmouth, Embleton and Newton-by-the-Sea, as well as miles of scenic walking and cycling routes. The nearby Northumberland National Park provides further opportunities for outdoor recreation and exploration.

Alnwick is exceptionally well connected, with convenient access to the A1 providing straightforward travel throughout the North East and into Scotland. Mainline rail services are available from nearby Alnmouth, offering regular connections to Newcastle, Edinburgh and London.

Combining historic character, excellent amenities and a superb location close to both coast and countryside, Alnwick continues to be one of the region's most sought-after places to live.

Tenure: Freehold
Council Tax Band: B £2056.92
EPC: D

Anti-Money Laundering Checks

We are required by law to carry out anti-money laundering checks on both sellers and buyers. These checks are administered through our secure online verification system, Kotini. We will provide Kotini with your relevant contact details, including your name, email address and telephone number, so that you can receive an invitation to complete the necessary checks online. We remain responsible for ensuring that all required checks and ongoing monitoring are carried out appropriately.
For sellers, the cost of these checks is included within our marketing fee, with no additional charge.
For buyers, a non-refundable fee of £60 (including VAT) per purchase is payable for the required anti-money laundering checks. This fee must be paid, and the necessary checks completed satisfactorily, before we issue the Memorandum of Sale.

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

- Sold with no chain
- • Well presented three-bedroom home
- • Driveway parking and single garage
- • Composite front door
- • UPVC double glazing
- • Spacious lounge/dining room with French doors
- • Useful lean-to rear porch
- • Two double bedrooms
- • Generous single bedroom/home office
- • Family bathroom with shower over bath
- • Excellent built-in storage
- • Superb private rear garden
- • Not directly overlooked to the rear
- • Quiet and highly sought-after residential location
- • Gas central heating
- • All mains services connected

Contact Us

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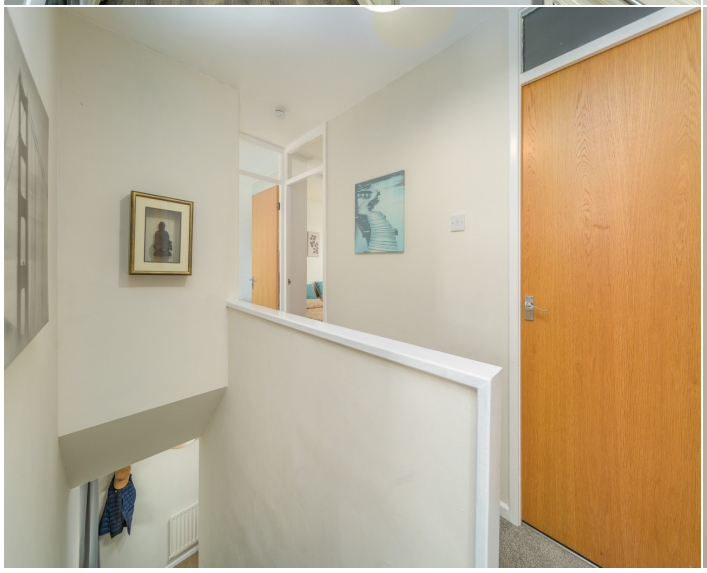







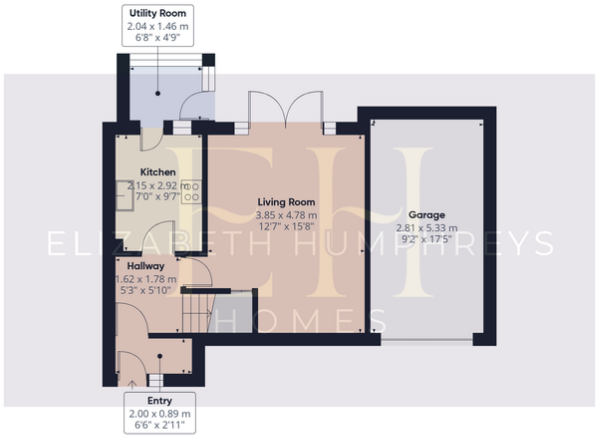




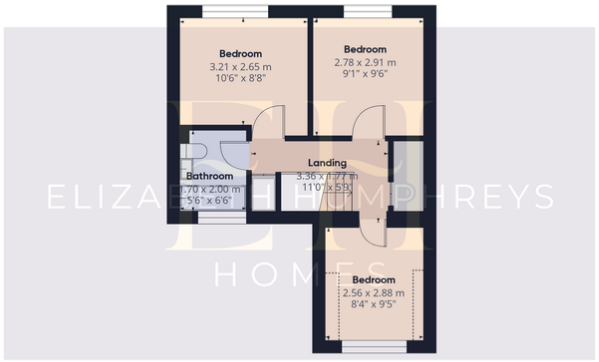





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Ground Floor



Floor 1

Approximate total area(1)

80.9 m²

871 ft²

Reduced headroom

1.2 m²

13 ft²

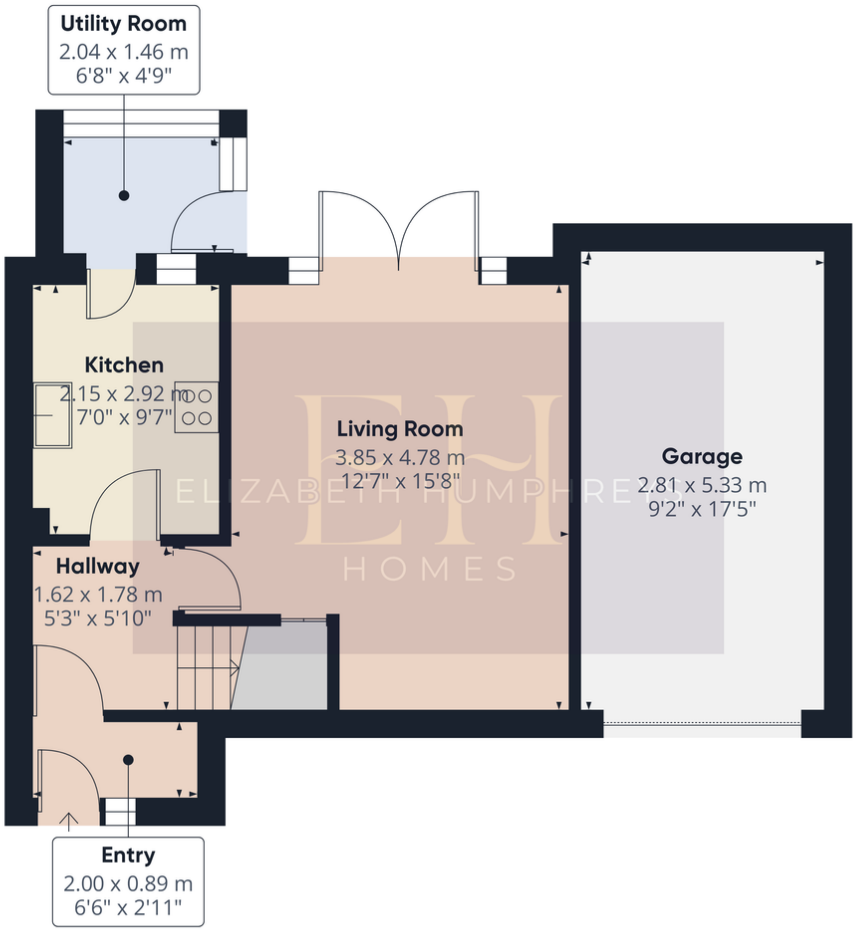
(1) Excluding balconies and terraces

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

Approximate total area(1)

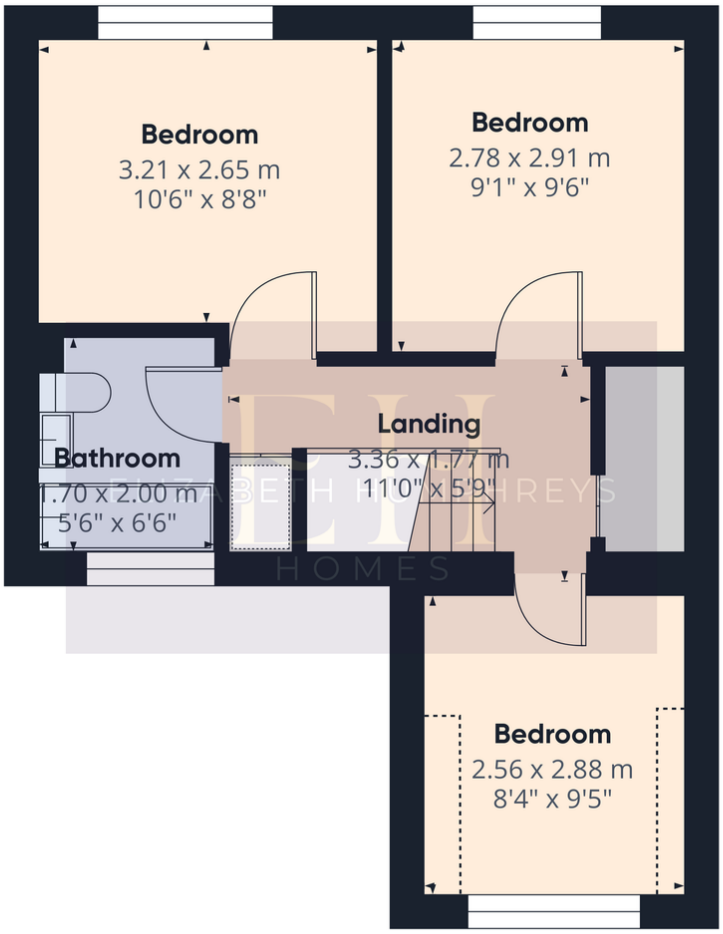
48.3 m²

519 ft²

(1) Excluding balconies and terraces

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

Approximate total area(1)

32.6 m²

352 ft²

Reduced headroom

1.2 m²

13 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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