

Aydon View, Alnwick, Northumberland

OIRO £360,000



Full Description

A beautifully presented home boasting glorious, elevated views offering spacious and stylish living. Elizabeth Humphreys Homes are delighted to welcome to the market this charming 4 bedroomed detached property located in the Northumberland town of Alnwick. This family home benefits from driveway parking for 2 cars leading to a single garage with an electric door, superb front and rear gardens, uPVC windows and a composite front door, gas central heating, an EV ChargePoint and all the other usual mains connections. As a main or second home offering light and bright living, this property is superbly located in a much sought-after residential area and is within walking distance of the new retail park, the leisure centre, local shops and bus stops.

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.

Entry is via the front door which is beneath a covered porch area ideal for sheltering beneath whilst looking for keys during inclement weather or for guests to wait upon arrival. The front door opens into a glorious internal hallway, with practical and durable Karndean flooring, which creates a sleek and stylish look. You are impressed by the quality of finish offered from this point of entry onwards as the décor within each room is stylish and has been carefully chosen to create a delightful impression. Within the hallway, stairs ascend to the first floor and various doors lead off, one of which provides useful entry to the garage which offers storage in addition to housing the gas boiler for ease of access. There is a useful recessed area beneath the stairs which presents storage space or could be an ideal retreat for a furry friend. The ground floor WC is a superb asset as it negates the need to continually frequent the upstairs facilities. The suite comprises a wood look unit housing the concealed cistern toilet with a push button behind, a chrome heated towel rail and a vanity unit with a rectangular hand wash basin on top with a splash back which complements the rest of the décor within the room. Two high level cupboards offer excellent storage, and a window allows for natural light.

With tile effect Karndean flooring, the kitchen is a wonderfully spacious room appealing to modern living. There are plenty of units with a wood look high gloss base door and a light cream wall unit door complemented by a contrasting granite work surface. There is a fully integrated fridge freezer, an eye level double oven with a built-in microwave above, a black splash back behind a large induction hob and a black and glass extractor fan above, a full sized fully integrated Bosch dishwasher and a bowl and a half stainless steel sink dropped into the work surface with a drainer cut into the side. Plinth heating ensures added comfort within this incredibly desirable kitchen which also showcases a lovely box bay window taking advantage of the views towards the woodland to the front of the property.

Adjacent is the utility room which offers plumbing and space for a washing machine and a tumble dryer in addition to further units and a single bowl stainless steel sink with a drainer within a granite effect work surface.

Bathed in natural light, the lounge is a glorious room with a large bay window capturing views of the rear garden and, due to its elevated position, far reaching views over towards the coast. There is a wall mounted gas feature fireplace which is an attractive focal point enticing you to sit before it during the cooler months and access to the cupboard beneath the stairs is beneficial. Wood plank Karndean flooring completes the look and works in harmony with the overall elegant design of the room.

A door leads to the dining room with French doors which open out to a decked area within the rear garden facilitating free flow of movement between indoor and outdoor living.

Taking the stairs to the first floor, the landing opens out to four bedrooms, the family bathroom and a useful storage cupboard. Loft access, via a drop-down ladder, is available. All the bedrooms are tastefully decorated allowing the easy addition of accent colour should you so wish.

The principal bedroom is a spacious double room which has two windows overlooking the green and leafy vista to the front of the property. A double built in wardrobe offers excellent storage and there is space for further

bedroom furniture. The en-suite, with Karndean flooring, comprises a good-sized shower cubicle with a slim line tray and bi fold door with a water fall shower head and separate shower head within, a large chrome heated towel rail, a close coupled toilet with a push button behind and a wood effect vanity unit with a rectangular hand wash basin on top. A window allows for natural light and the wet walling within the shower is another indication of a quality finish.

Bedroom 2 is a good-sized double room with a dormer window capturing views over the countryside. This restful room offers spacious built-in wardrobes.

Bedroom 3 is a double room with a view over the rear garden with countryside views beyond: another light, bright and restful space.

Bedroom 4 is a single room offering built in storage. The elevated views towards the coast are stunning from this beautifully decorated room.

The family bathroom, with Karndean flooring, comprises a double ended bath with a centrally positioned tap, a glass screen and a water fall shower head over, a close coupled toilet with a push button behind and a tall two-drawer vanity unit with a rectangular hand wash basin on top. The copper looking wet walling creates a stunning look and works in harmony with the stone-coloured tiling trimmed with a glass mosaic. A chrome ladder towel rail ensures added comfort.

The rear garden is a private oasis of calm capturing gorgeous, elevated views across Alnwick and beyond. The decked area accessed from the dining room is an ideal space in which to enjoy al fresco dining with family and friends before a couple of steps lead down into the main garden which offers alternative places to sit and enjoy the sunshine during the warm summer months. The whole area is securely enclosed allowing children and family pets to play safely.

Tenure: Freehold

Council Tax Band: E £3072.72 for financial year 2025/26

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

- Garage with electric door
- Driveway parking
- Utility
- Ensuite
- Views over Alnwick
- School catchment area
- Walk to all Alnwick has to offer
- Quiet residential area
- Rare to the market sought after location

Contact Us

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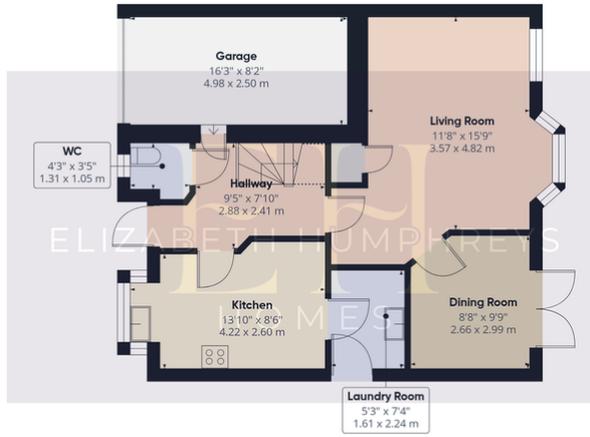
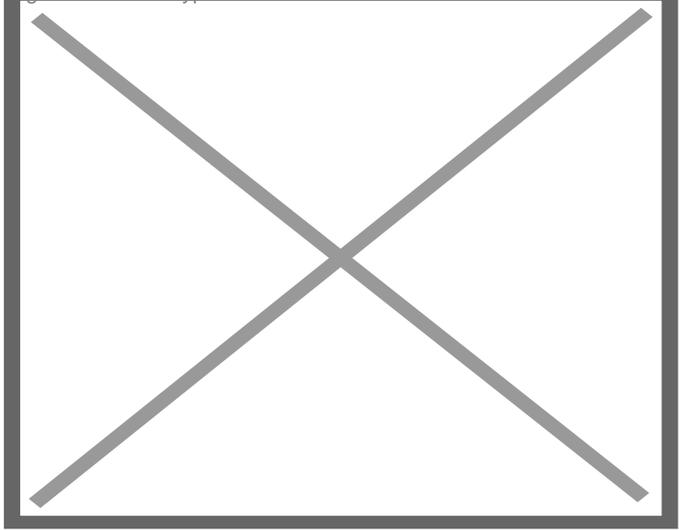


Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		83
(81-91) B		
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Environmental (CO₂) Impact Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-100) A		80
(81-91) B		
(69-80) C	67	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales	EU Directive 2002/91/EC	



Ground Floor



Floor 1



Approximate total area¹⁾

1316 ft²
122.2 m²

Reduced headroom
21 ft²
2 m²

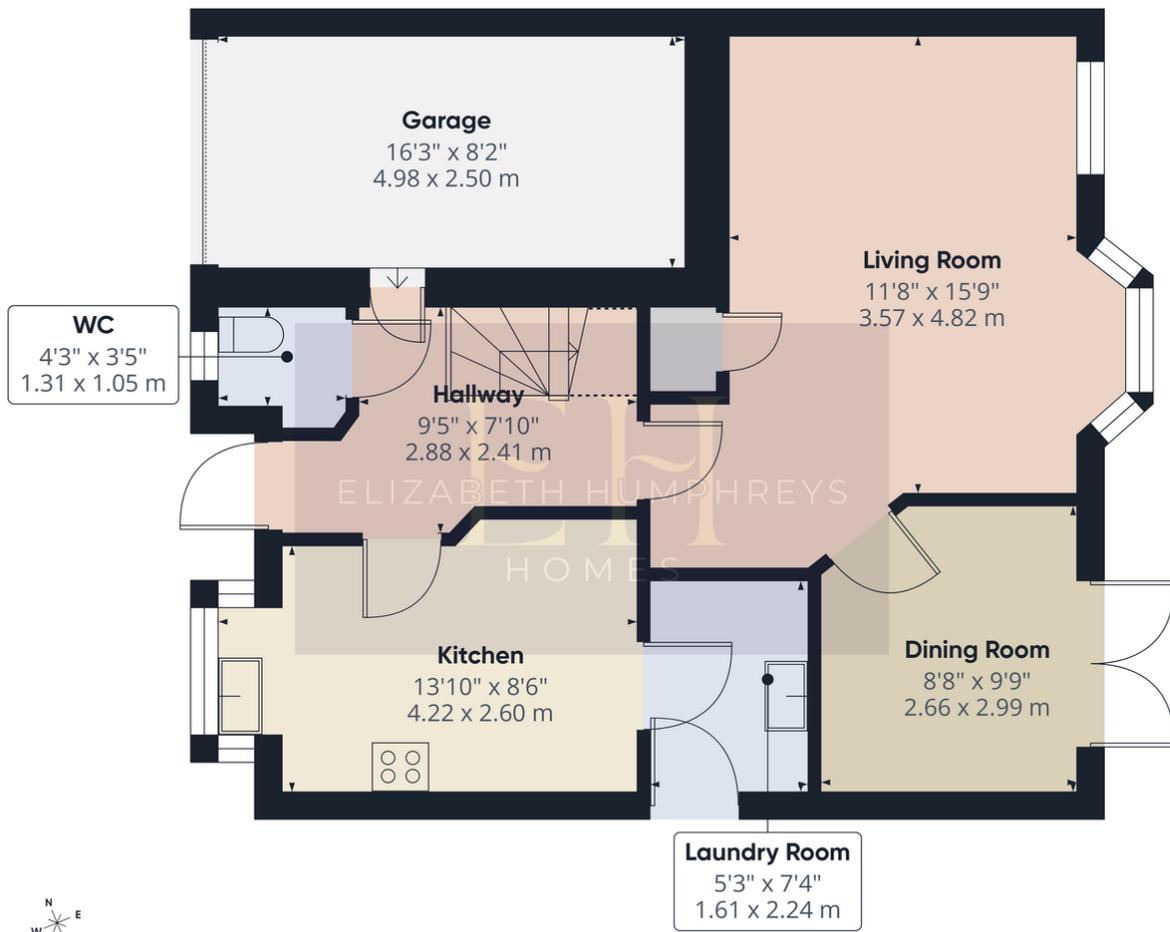
(1) Excluding balconies and terraces

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

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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Approximate total area^m
704 ft²
65.4 m²

Reduced headroom
7 ft²
0.7 m²

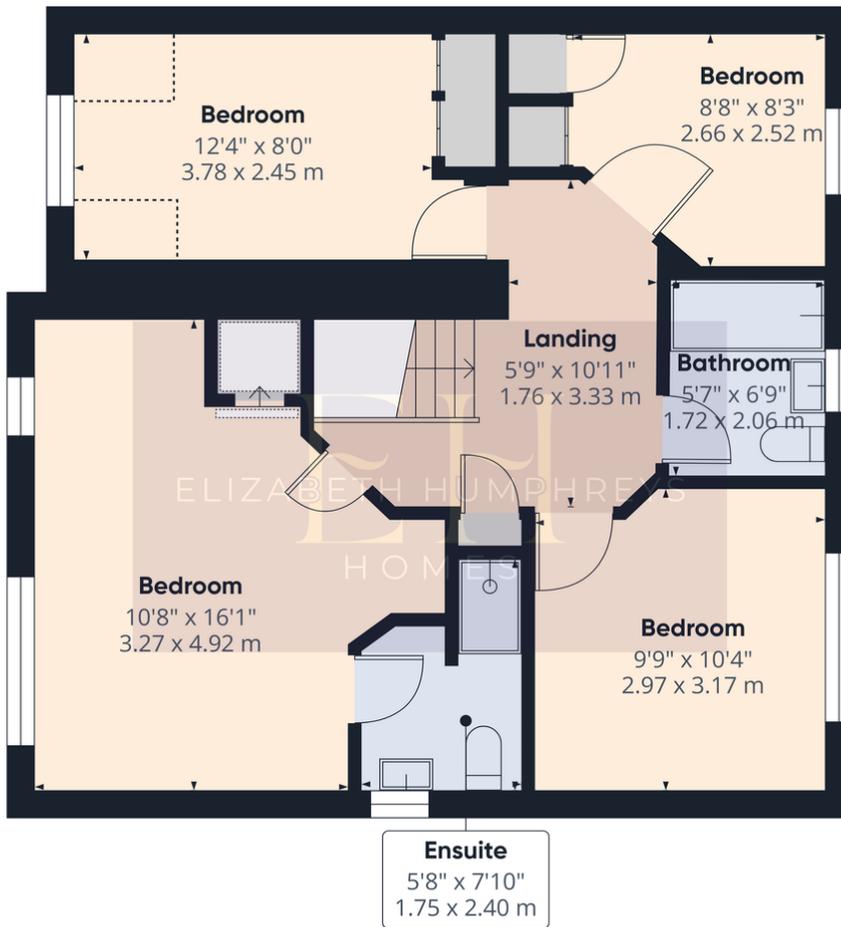
(1) Excluding balconies and terraces

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

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Ground Floor



Approximate total area^m
612 ft²
56.8 m²

Reduced headroom
14 ft²
1.3 m²

(1) Excluding balconies and terraces

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

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