

# Butchers Close, Swordy Park, Alnwick, Northumberland

£345,000



## Full Description

An immaculately presented home offering spacious and stylish designer living on the newly built Taylor Wimpey estate in Alnwick. Elizabeth Humphreys Homes are delighted to welcome to the market this charming 4 bedroomed 2 bathroom property located in the Northumberland town of Alnwick. This family home benefits from landscaped front and rear gardens, spacious Tarmac driveway parking leading to an integral single garage with an up and over door, uPVC windows and a composite front door, good broadband, gas central heating and all the other usual mains connections. Positioned to catch the sun throughout the day, this property is superbly located in a much sought-after residential area.

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 internal hallway offers a warm welcome and you are left in no doubt of the quality of finish offered by this stunning home. Stairs, with a useful recess beneath, ascend to the first floor and various doors lead off. The space is finished with beautiful wood effect flooring which continues throughout most of the ground floor creating a seamless transition between the different spaces. The visitor's WC is conveniently located and is a superb asset as it negates the need to continually frequent the upstairs facilities. The Geberit suite comprises a pedestal wash hand basin with an attractive tap above, a close coupled toilet with a push button, an extractor fan and ceiling spotlights. The embossed square designer looking tiles furnish the walls to half height and create a lovely look and the cushioned floor adds further comfort.

Bathed in natural light, the lounge is a large and sociable room. The bay window to the front is an attractive feature and there is plenty of space for sofas and further furniture.

Located to the rear of the property and enjoying uninterrupted views over the garden, the kitchen-dining-family room is a wonderfully sociable space appealing to modern living. The well-equipped kitchen offers a good number of wall and base units with a platinum-coloured shaker style door with beautiful handles complemented by a wood-effect work surface with a matching upstand. In terms of fitted equipment, there is a fridge-freezer, a full-sized dishwasher, a washing machine, a BOSCH four burner induction hob beneath a built-in extractor fan and glass splash back, a bowl and a half stainless steel sink and an AEG oven and grill. The middle section of the room comfortably accommodates a dining table and accompanying chairs, the space then flowing into a seating area both of which are well placed to enjoy the garden views. Natural light circulates via two large windows and a pair of French doors lead out into the garden. Further lighting is by way of ceiling spotlights. Double doors open back into the lounge which is a lovely feature facilitating free flow of movement between all the different spaces ideal for the modern family.

Taking the stairs to the first floor, the spacious landing with a window allowing for natural light, opens to four bedrooms, two bathrooms and a useful storage cupboard. Loft access is available.

The primary bedroom is a large double room overlooking the rear garden and beyond to the sea in the distance. This light and bright room offers a full bank of floor to ceiling built-in wardrobes and en-suite facilities. The Geberit suite, with wood look LVT flooring, ceiling spotlights and an extractor fan, comprises pedestal wash hand basin, a close coupled toilet with a push button behind, an electric shaver point, a mirrored vanity unit and a double sized shower cubicle with a water fall shower head and a separate shower head within. A large ladder heated towel rail ensures added comfort. The sandy-coloured tiles which furnish the shower cubicle continue to half height around the remaining walls creating a lovely designer look.

Bedroom 2 is a good-sized double taking advantage of views to the rear. There is plenty of space to accommodate a variety additional furniture.

Bedroom 3 is a spacious double with a window overlooking the front of the property. Again, offering a variety of furniture options.

Bedroom 4 is a large single room to the front of the property. This light and bright room could be utilised as a home office if you so wished with a pleasant aspect to look out over whilst working.

The family bathroom, with grey wash wood look effect LVT flooring complementing the stone look wall tiles, comprises a white bath, a pedestal wash hand basin, a close coupled toilet with a push button, an extractor fan and a ladder heated towel rail. The hot water cylinder is housed in a cupboard for ease of access. Natural light enters via a window to the side and additional lighting is by way of ceiling spotlights.

Externally, the rear garden is spacious and incorporates a patio leading from the dining room ideal for al fresco dining in addition to a decked area offering alternative spaces to relax. The lawn is punctuated by attractive stepping stones and there is a path which leads round the side of the property. The space is securely fenced to allow children and family pets to play safely.

Tenure: Freehold  
Council tax band: E £3072.72 2025/2026  
EPC: B

**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 interiors
- Very well presented
- Wide driveway parking
- Garage
- Lovely garden
- Very light and bright living spaces
- Ensuite

## Contact Us

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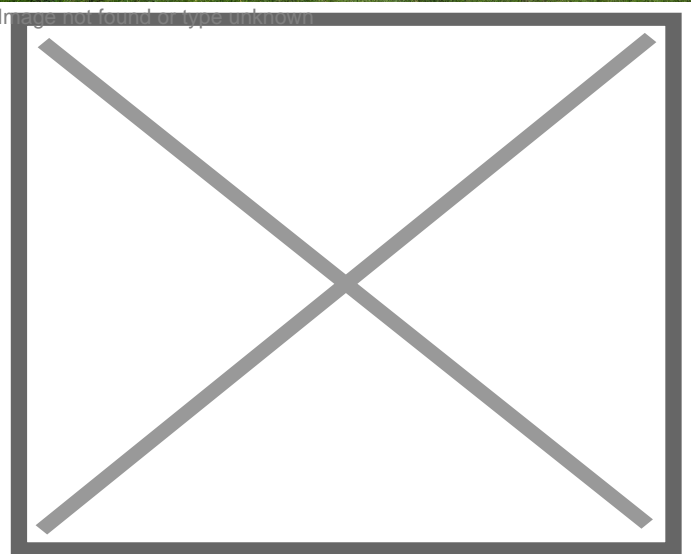




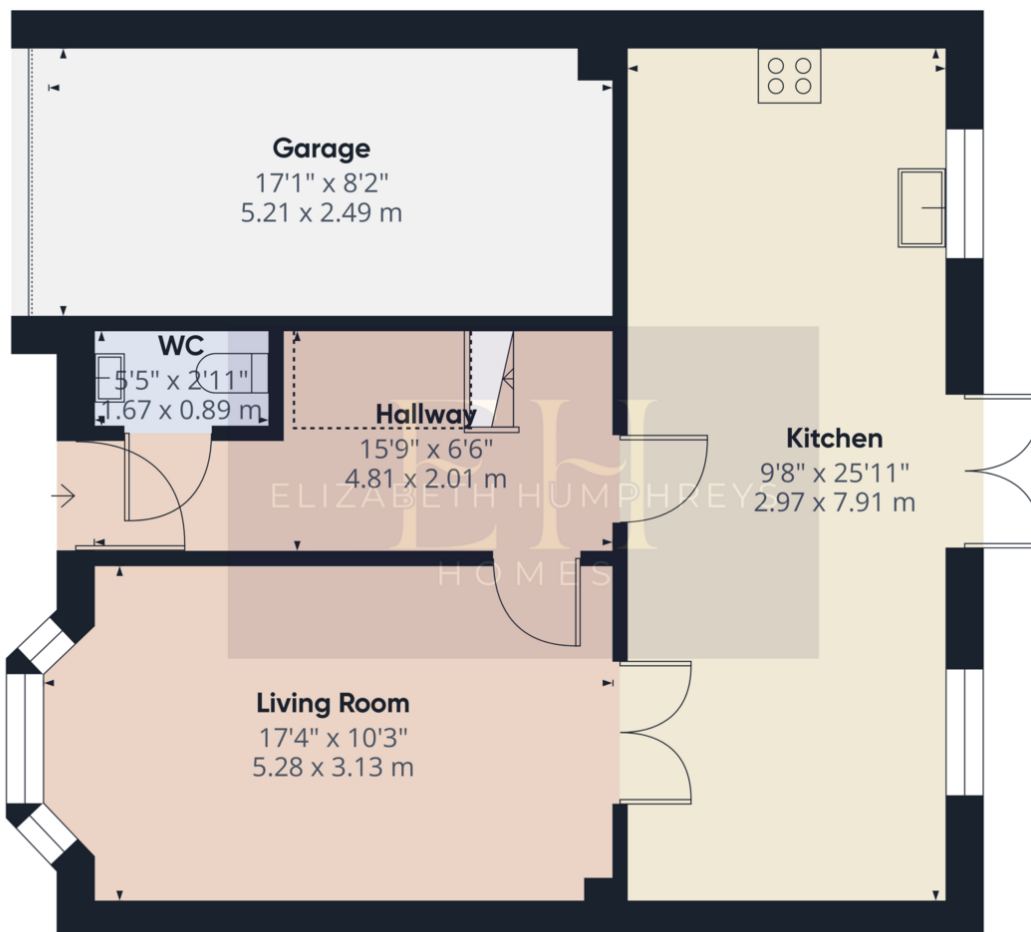


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		94
(81-91) B	83	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC		

Environmental (CO <sub>2</sub> ) Impact Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92-100) A		95
(81-91) B	85	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England, Scotland & Wales EU Directive 2002/91/EC		







Ground Floor



**Approximate total area<sup>(1)</sup>**

676.63 ft<sup>2</sup>  
62.86 m<sup>2</sup>

**Reduced headroom**

14.59 ft<sup>2</sup>  
1.36 m<sup>2</sup>

(1) Excluding balconies and terraces

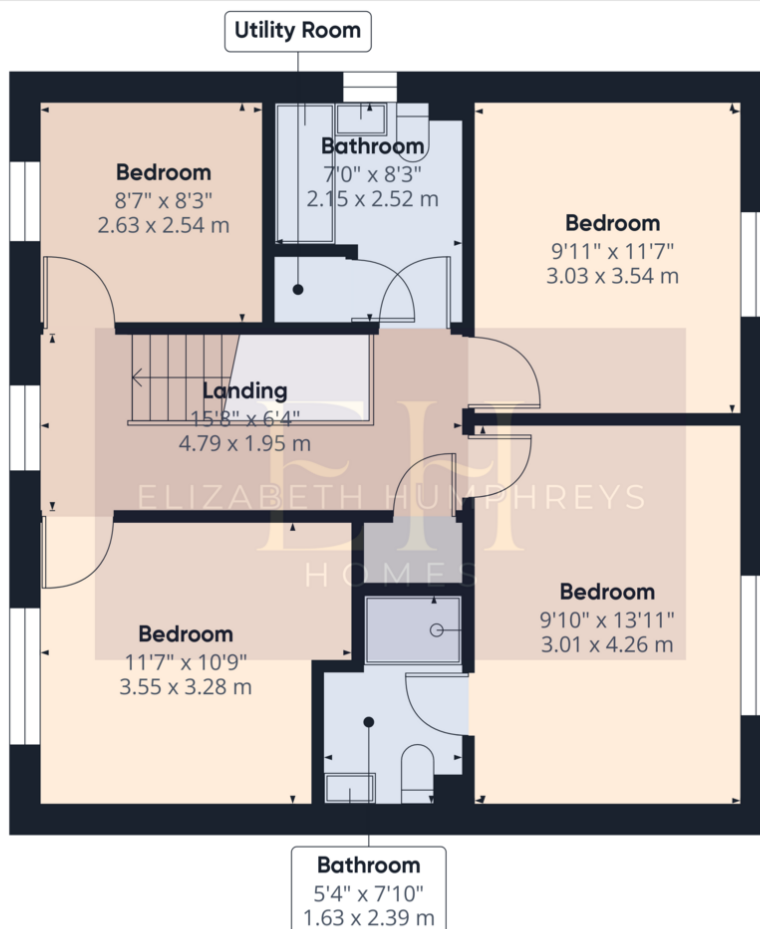
**Reduced headroom**

Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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Floor 1



**Approximate total area<sup>(1)</sup>**

625.5 ft<sup>2</sup>  
58.11 m<sup>2</sup>

(1) Excluding balconies and terraces

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