

# Carpenters Crescent, Swordy Park, Alnwick, Northumberland

Offers Over £260,000



## Full Description

An immaculately presented home offering spacious and stylish living on the newly built Taylor Wimpey estate. Elizabeth Humphreys Homes are delighted to welcome to the market this charming 3 bedroomed property located in the Northumberland town of Alnwick. This family home benefits from an attractive rear garden, driveway parking for two cars, a single garage, uPVC windows and composite doors, brushed chrome switches and sockets throughout, super-fast fibre connection, gas central heating and all the other usual mains connections. This property, with no chain, 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 composite front door opens into a welcoming hallway finished with

grey wood-look LVT flooring which extends throughout the ground floor creating a seamless transition between the different spaces. Stairs, with useful storage beneath in addition to a recessed area, ascend to the first floor and various doors lead off. You are impressed by the tasteful décor from this point onwards, the addition of accent colour easily achieved if you so wished. The ground floor WC is beneficial as it negates the need to continually frequent the upstairs facilities. The suite comprises a close coupled toilet with a push button and a full pedestal hand wash basin with an arts and crafts style splash back tile behind.

Taking advantage of views to the front of the property, the kitchen offers a good number of wall and base units with a wood-grained white door complemented by an attractive work surface. In terms of fitted equipment, there is an AEG oven with a built-in microwave above, a four-burner gas hob with a stainless-steel splash back beneath an integrated extractor fan, a bowl and a half stainless steel sink, a dishwasher and a fridge freezer. There are plenty of sockets some of which have USB ports which is beneficial. The boiler is housed in a cupboard for ease of access and a recessed area provides a convenient space to accommodate a bistro table and chairs if required. Ceiling spotlights add to the brightness

Located to the rear of the property, the lounge is a wonderfully sociable and well-presented space. A pair of French doors open out onto a patio ideal for al fresco dining. Finished with a sumptuous grey carpet, this is the perfect place in which to spend time with family and friends exchanging stories of the day.

Taking the stairs to the first floor, the generously proportioned landing opens to two bedrooms and the family bathroom. There is a space at the end of the hallway, illuminated by a window overlooking the front of the property, which is ideal for incorporating a home office area.

Bedroom 1 is a good-sized double room capturing elevated views to the front of the property. This restful and sumptuous room offers a variety of storage options and is beautifully neutrally decorated.

Bedroom 2 is a large single room taking advantage of the pleasant vista to the front. Another neutrally decorated light and bright room.

The tastefully decorated family bathroom, with grey washed wood effect LVT flooring, comprises a close coupled toilet with a push button behind, a pedestal wash hand basin and a white bath with a shower over behind a glass shower screen. A ladder chrome heated towel rail ensures added comfort. Attractive designer looking textured grey tiling completes the look perfectly.

The beautifully presented primary suite is located on the second floor and is a haven of peace and tranquillity being further removed from the main hub of the home. The bedroom is a large super-king sized room with a semi-vaulted ceiling, a Velux window to the rear and a large dormer window to the front capturing far reaching views. There is a bank of built-in wardrobes with a mirrored door and to the other side there is a fabulous en-suite. This space has been furnished with grey washed wood effect LVT flooring and half height white textured wall tiles and comprises a double sized shower cubicle with a bi-fold door and an electric shower



within, an electric shaver point, a chrome heated towel rail, a close coupled toilet with a push button and a pedestal wash hand basin. A Velux window within the semi-vaulted ceiling allows for natural light.

The rear garden, landscaped with well stocked borders, is a lovely space in which you can spend time with family and friends. The paved area accessed from the dining room is ideal for enjoying al fresco dining and the lawn offers an alternative place to sit and relax during those warm summer months. A path leads down the side of the garage and the garden is secure allowing children and family pets to play safely.

Freehold

Council tax band:

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

- No chain
- Very well presented
- Garage
- Driveway parking
- Garden
- Light and spacious
- Ensuite

## Contact Us

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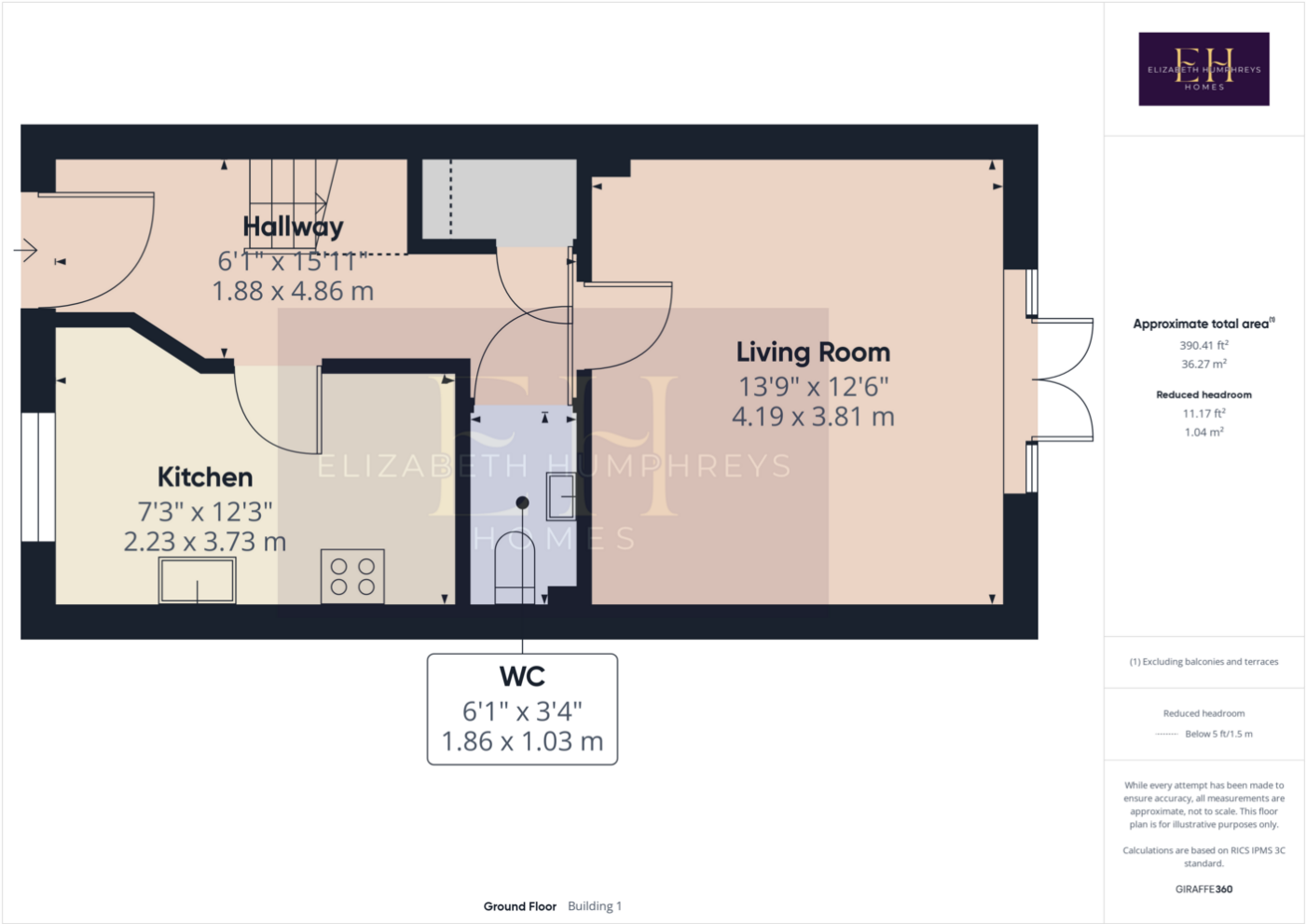
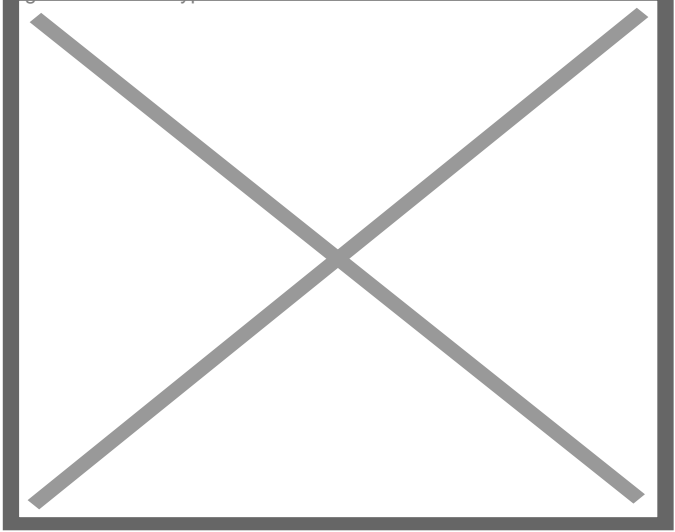




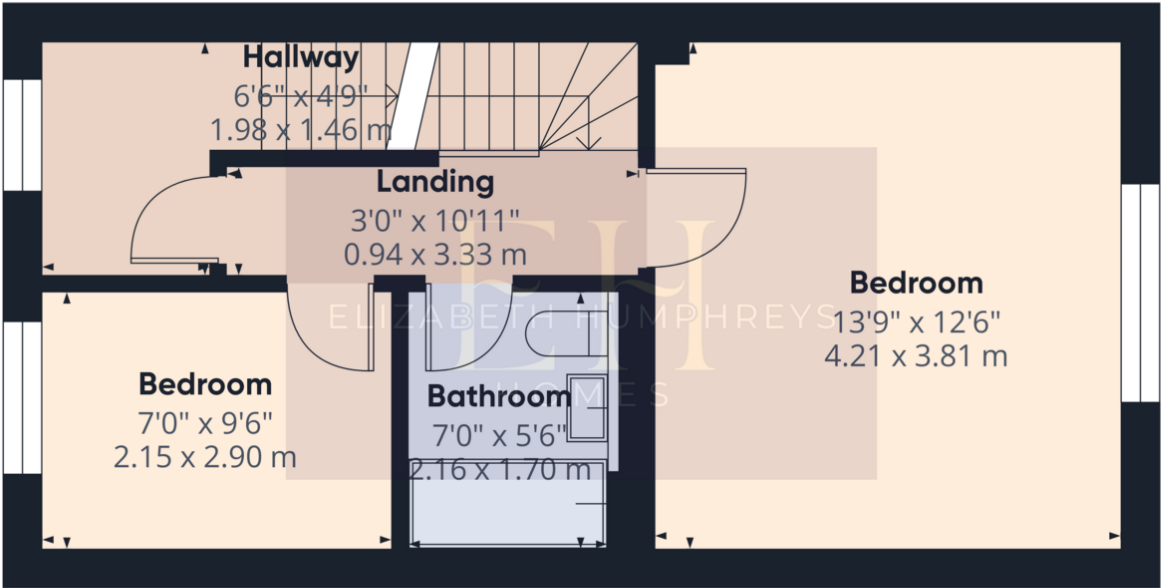


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			95
(81-91) B		85	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental (CO <sub>2</sub> ) Impact Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-100) A			96
(81-91) B		87	
(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	







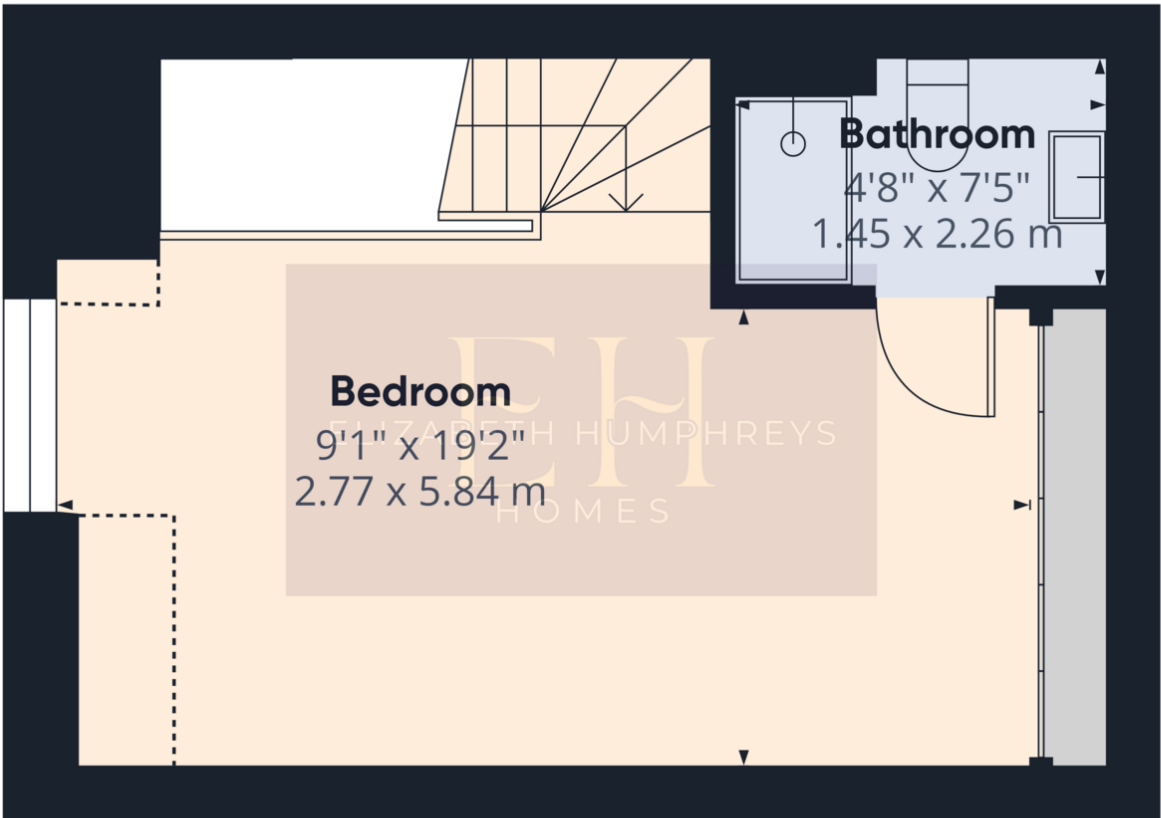
Approximate total area<sup>(1)</sup>  
349.94 ft<sup>2</sup>  
32.51 m<sup>2</sup>

(1) Excluding balconies and terraces

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 are based on RICS IPMS 3C standard.

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Floor 1 Building 1



Approximate total area<sup>(1)</sup>  
236.27 ft<sup>2</sup>  
21.95 m<sup>2</sup>

Reduced headroom  
11.58 ft<sup>2</sup>  
1.08 m<sup>2</sup>

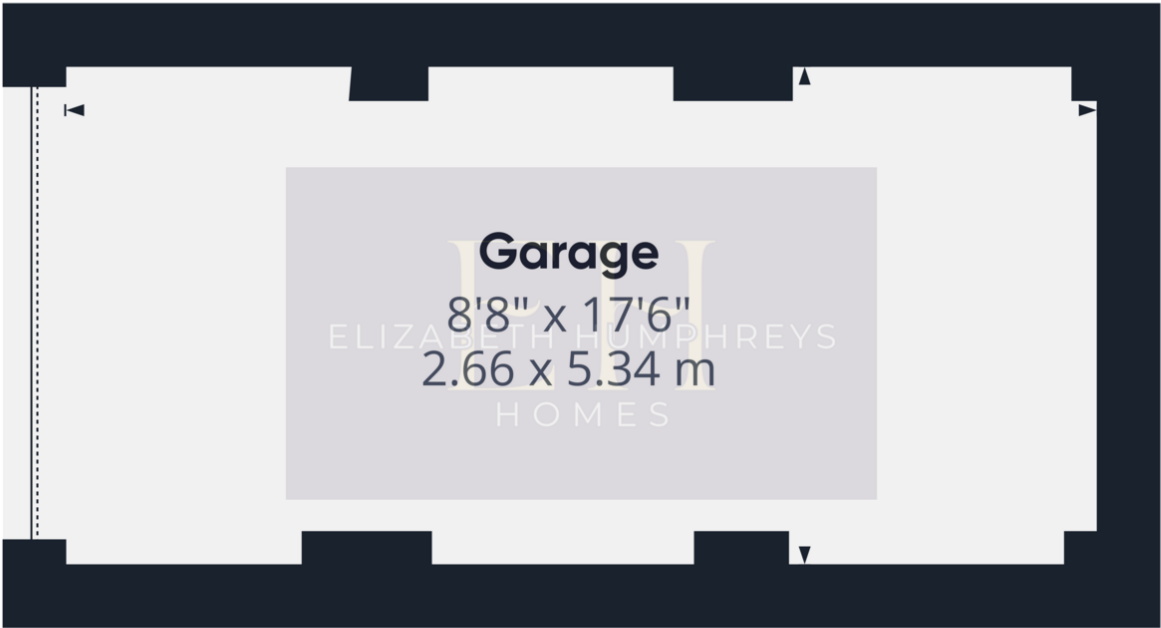
(1) Excluding balconies and terraces

Reduced headroom  
Below 5 ft/1.5 m

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Floor 2 Building 1



Approximate total area<sup>(1)</sup>  
154.25 ft<sup>2</sup>  
14.33 m<sup>2</sup>

(1) Excluding balconies and terraces

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Ground Floor Building 2