

# Carpenters Crescent, Swordy Park, Alnwick, Northumberland

£275,000



## Full Description

A beautifully presented and extended family home offering light and bright contemporary living on the newly built Taylor Wimpey estate in Alnwick. Elizabeth Humphreys Homes are delighted to welcome to the market this charming 3 storey 3 bedrooomed semi-detached property located in the Northumberland town of Alnwick. This family home benefits from an attractive front garden and a landscaped rear garden, driveway parking leading to a single garage, uPVC windows and composite doors, chrome switches and sockets throughout, super-fast fibre connection, gas central heating and all the other usual mains connections. This property, with some of the builder's guarantee remaining, 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 feeling of opulence is evident from the point of entry onwards. The current owners have taken much care in choosing décor which reflects modern and stylish living and have added wood panelling creating a French chic effect combined with a modern twist: truly stunning. The front door opens into an internal hallway with stairs leading to the first floor and various doors leading off. There is a good-sized cupboard beneath the stairs in addition to a useful recessed area. The beautifully presented ground floor WC is ideally located and negates the need to continually frequent the upstairs facilities. The suite comprises a pedestal wash hand basin with a fitted mirror above and a close coupled toilet with a push button. The space is finished with half height white brick style tiling with a stunning gold trim and anthracite grouting which works in harmony with the spectacular wallpaper creating a sublime look.

Beautifully light and bright with a large window overlooking the lovely open green area opposite, the kitchen, with plenty of space to sit and dine, offers a good number of wall and base units with grey-beige toned doors complemented by a marble look work surface and matching upstand. In terms of fitted equipment, there is full size dishwasher, a full-sized fridge-freezer, an eye level Zanussi oven, a four-burner gas hob beneath a built-in extractor fan and stainless-steel splash back, a bowl and a half stainless steel sink and a washing machine. The gas boiler is housed in a corner for ease of access.

Bathed in natural light and showcasing a gorgeous wood panelled feature wall, the lounge is an inviting room in which to spend time with family and friends. The grey washed wood look flooring completes the look of this beautiful room which extends into a wonderful garden room to the rear of the property. Taking advantage of its many windows and a glass roof, the garden room allows a wealth of natural light to circulate and extend into the living room. With a panelled feature wall, spotlights edging the ceiling, a sumptuous carpet, a designer grey radiator and French doors opening into the garden, this room presents a superb additional stylish living space appealing to modern living.

Taking the stairs to the first floor, the landing opens out to two beautifully presented calm and relaxing bedrooms and the family bathroom.

Bedroom 1 is a super king-sized room with a window overlooking the rear garden. This light and bright room offers various storage options.

Bedroom 2 is a double with a window taking advantage of views to the front of the property.

The family bathroom includes Geberit and Twyford ceramics and comprises a close coupled toilet with a push button, a pedestal wash hand basin and a white bath with a shower tap leading to a water fall shower head and a separate shower head. The white brick herringbone style with anthracite grout and silver trim creates a stunning look within the shower area and a large, fitted mirror enhances the sense of space and light beautifully.

Passing a landing area ideally utilised as an office space, the stairs continue to the top floor which opens out to the primary suite which is an oasis of peace and tranquillity being further removed from the main hub of



the home. The bedroom, with a semi-vaulted ceiling, is bathed in natural light courtesy of a Velux window to the rear and a large window overlooking the front. Showcasing a panelled feature wall, this stunning room offers built in wardrobes with mirrored sliding doors and en-suite facilities. The en-suite, with a semi-vaulted ceiling and LVT type flooring, comprises a vanity unit with a sink on top, a double sized shower cubicle with an electric shower within finished with a subtle gold sparkly tile, a close coupled toilet with a push button, an extractor fan and a Velux window allowing for natural light: a lovely boutique hotel style room.

Externally, the private landscaped rear garden with raised beds with cottage style planting, is securely fenced to allow children and family pets to play safely. There is a spacious lawn and a large, decked area ideal for al fresco dining taking advantage of the built-in pizza oven. A paved patio offers alternative seating, and a gate provides access to the front of the property.

Tenure: 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

- Extended
- Very well presented
- Garden room
- Ensuite
- Spacious master bedroom
- Garage
- Land scaped garden
- Sought after location

## Contact Us

### **EH Homes**

Casey Lodge Park Road,  
Swarland  
Morpeth  
Northumberland  
NE65 9JD  
T: 01665 661170  
E: [info@eh-homes.co.uk](mailto:info@eh-homes.co.uk)

















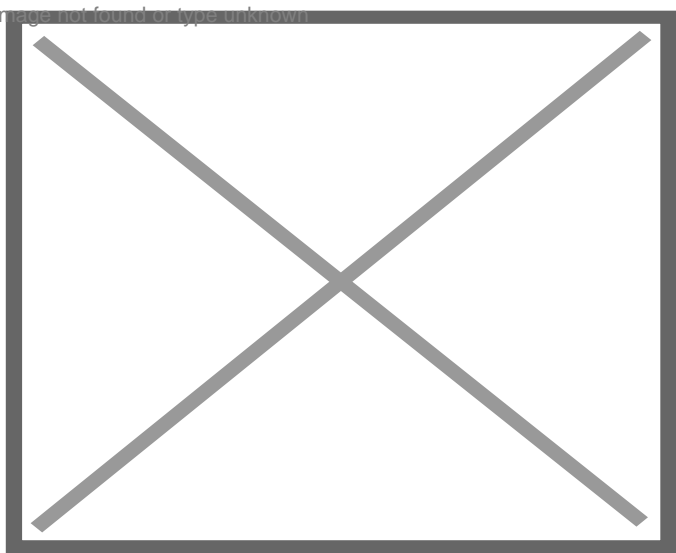




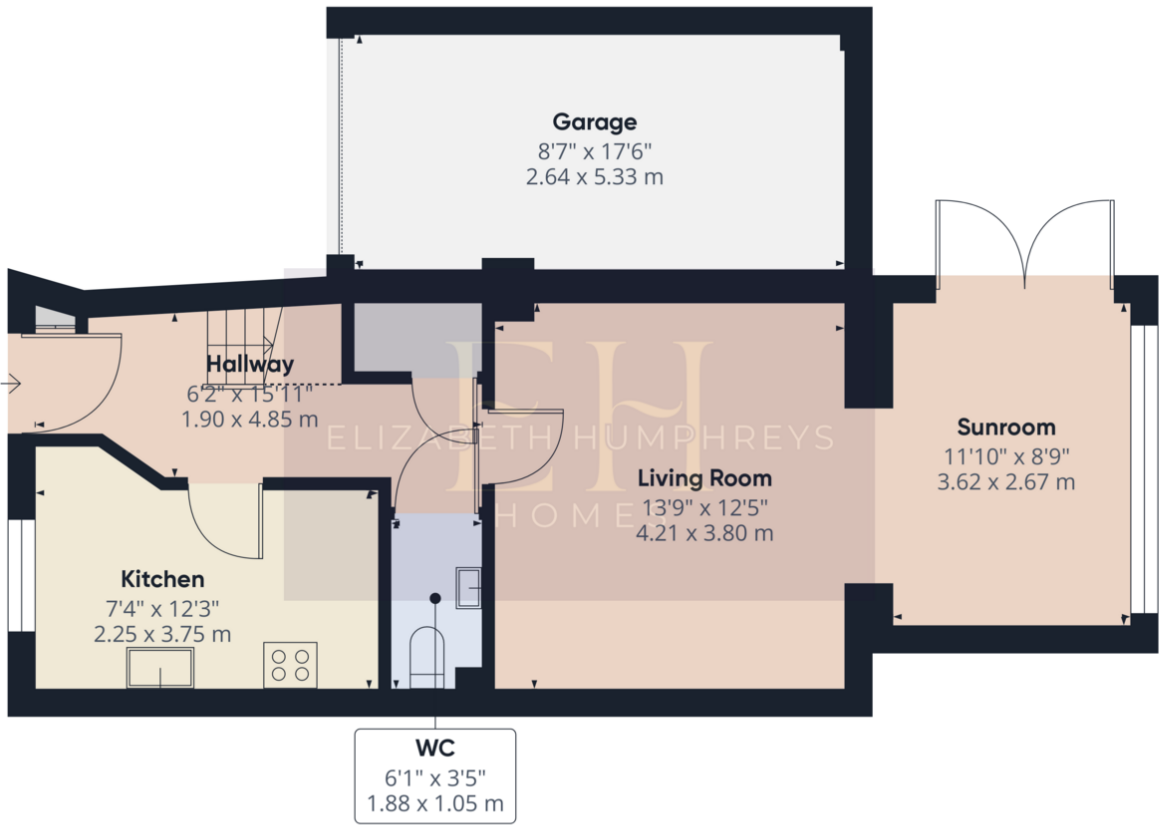


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		95
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC		

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	86	
(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>  
647.78 ft<sup>2</sup>  
60.18 m<sup>2</sup>

Reduced headroom  
11.1 ft<sup>2</sup>  
1.03 m<sup>2</sup>

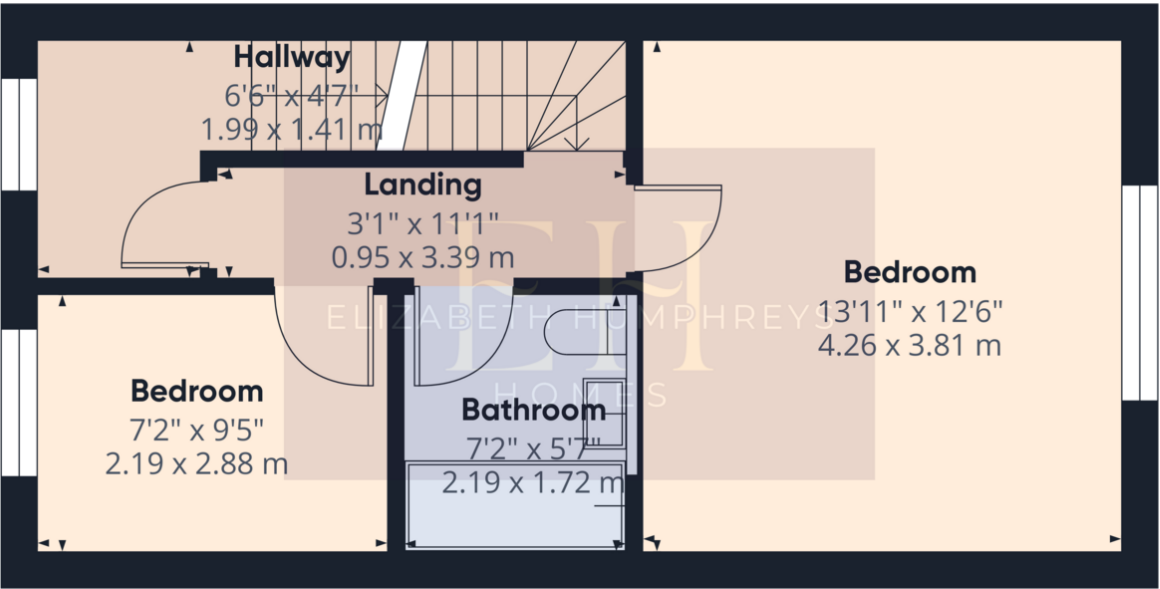
(1) Excluding balconies and terraces

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 are based on RICS IPMS 3C standard.

GIRAFFE360



Floor 1

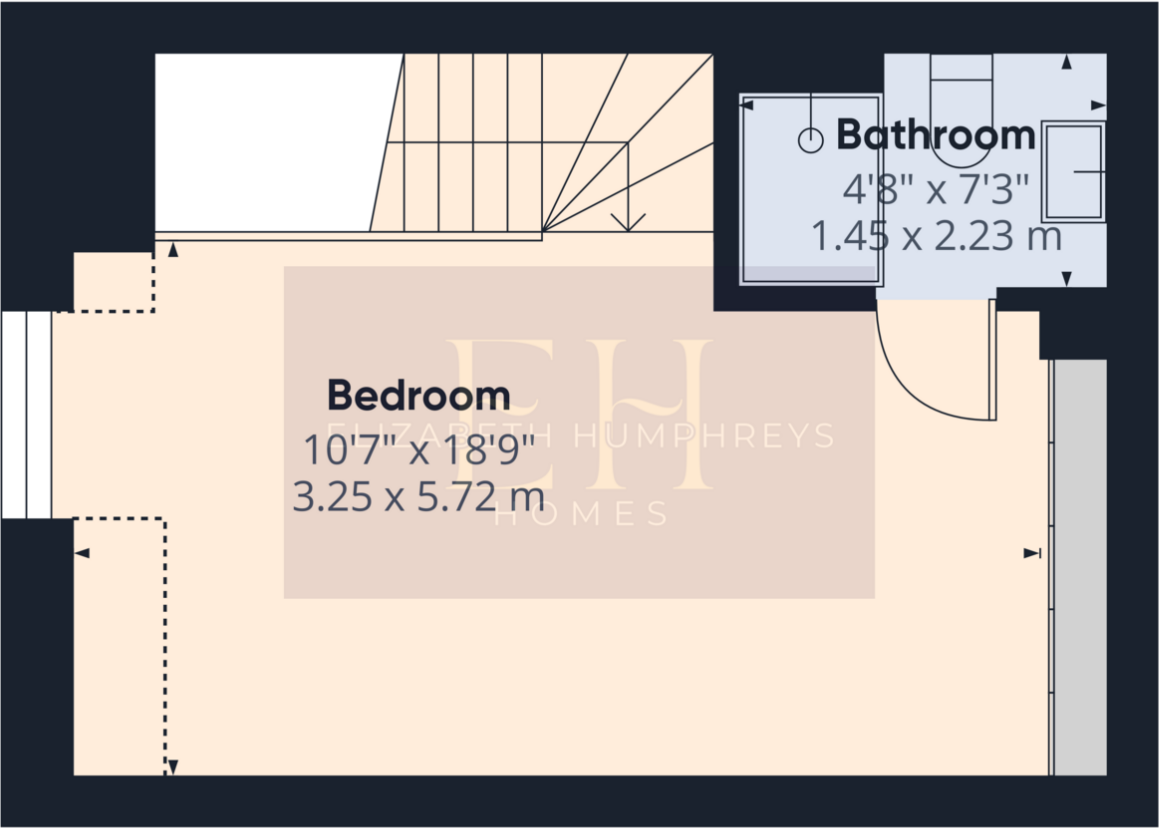
Approximate total area<sup>(1)</sup>  
355.86 ft<sup>2</sup>  
33.06 m<sup>2</sup>

(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.

GIRAFFE360



<b>Approximate total area<sup>(1)</sup></b>
235.62 ft <sup>2</sup>
21.89 m <sup>2</sup>
<b>Reduced headroom</b>
10.88 ft <sup>2</sup>
1.01 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 are based on RICS IPMS 3C standard.

GIRAFFE360

Floor 2