

# Carpenters Crescent, Swordy Park, Alnwick, Northumberland

Offers Over £325,000



## Full Description

A well-presented home offering spacious and stylish living on the newly built Taylor Wimpey Willowburn Park estate. Elizabeth Humphreys Homes are delighted to welcome to the market this charming 4 bedroomed property located in the Northumberland town of Alnwick. This family home benefits from attractive front and rear gardens, Tarmac driveway parking for two cars leading to a single garage, uPVC windows and composite doors, super-fast fibre connection, gas central heating and all the other usual mains connections. 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.

Entry is via the front door into an airy hallway with stairs ascending to the

first floor, various doors leading off and beneficial storage beneath the stairs. The tiling within the hallway continues into the kitchen-diner creating a seamless transition between the different spaces. The ground floor WC comprises a close coupled toilet with a push button above and corner pedestal hand wash basin. Half height tiling to the walls completes the look.

The first door to the left opens into a pleasant office space with a large window overlooking the front of the property. This useful room could be utilised as a library, a music room or a snug if you so wished. Leading from here is the living room which is a well-proportioned space with patio doors, with glass to either side, opening to the rear garden. The garden views can be appreciated whilst chatting with family and friends in this welcoming room.

The kitchen-diner is a gloriously sociable space with windows and a set of patio doors, with glass to either side, allowing a huge amount of natural light to enter in addition to providing uninterrupted views over the rear garden. The kitchen offers a good number wall and base units with a white door and attractive silver-coloured handles complemented by a beech block wood-effect work surface. There is a four-burner gas hob beneath a chimney-style extractor fan and a stainless-steel splashback, a single bowl stainless-steel sink, an under bench oven, and space for a washing machine, a tumble dryer and a fridge freezer. There is a cupboard housing the Ideal gas boiler for ease of access. The breakfast bar provides additional seating and further useful storage space and enables you to chat with family and friends whilst creating culinary delights with the kitchen.

Taking the stairs to the first floor, the U-shaped landing opens out to four bedrooms, the family bathroom and a beneficial storage cupboard. All the bedrooms are carpeted, adding comfort as you move throughout the different rooms.

The primary bedroom is a large double overlooking the front of the property. This light and bright room benefits from built-in wardrobes. The ensuite comprises a shower with a waterfall shower head and a separate shower head within, a pedestal hand wash basin and a close-coupled toilet with a push button. A window to the front allows for natural light. The décor is neutral, and the space has been finished with attractive tiling extending to full height within the shower area.

Bedroom 2 is a good-sized double room taking advantage of views to the front of the property. There is plenty of space for additional furniture within this restful room.

Bedroom 3 is a spacious double room to the rear of the property benefitting from built-in wardrobes.

Bedroom 4 is a single room positioned to the rear of the property. A recessed area provides the ideal space for storage to be fitted should you so wish.

The family bathroom comprises a bath with a waterfall shower head and a separate shower head over behind a glass shower screen, a close-



coupled toilet with a push button behind and a pedestal hand wash basin. A window to the rear allows for natural light and the tiling within the room creates a crisp and fresh finish.

The rear garden 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 alfresco dining and the lawn offers an alternative place to sit and relax during those warm summer months.

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

- No chain
- Ensuite
- Nice garden
- Garage
- Driveway parking
- Sought after location
- Walk to shops
- Walk to buses
- Builders guarantee

## Contact Us

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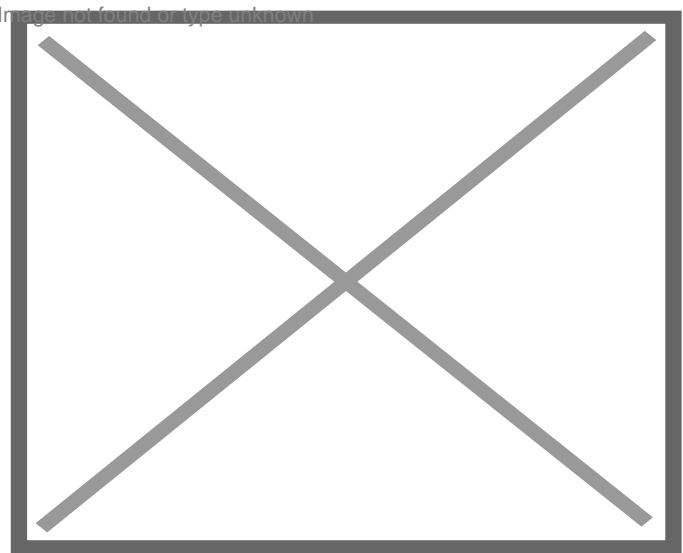




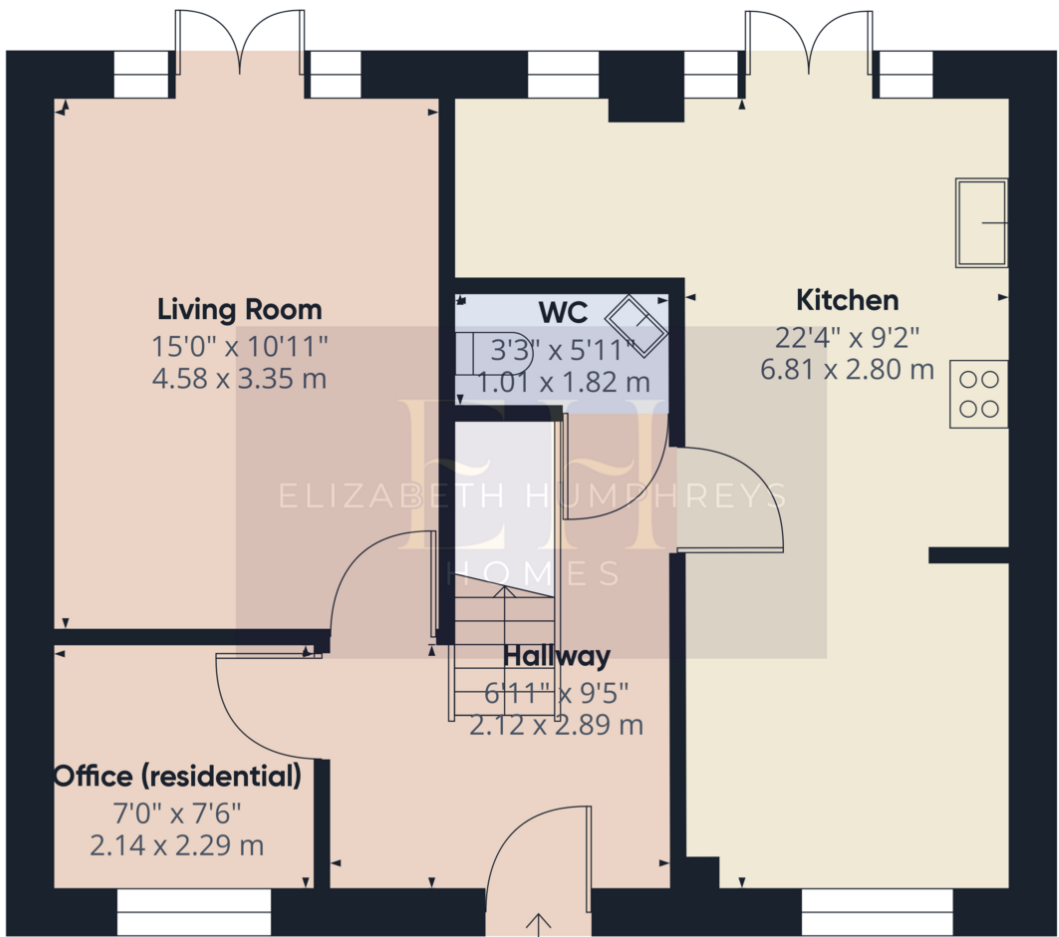


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		94
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Environmental (CO <sub>2</sub> ) Impact Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92-100) A		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 Building 1

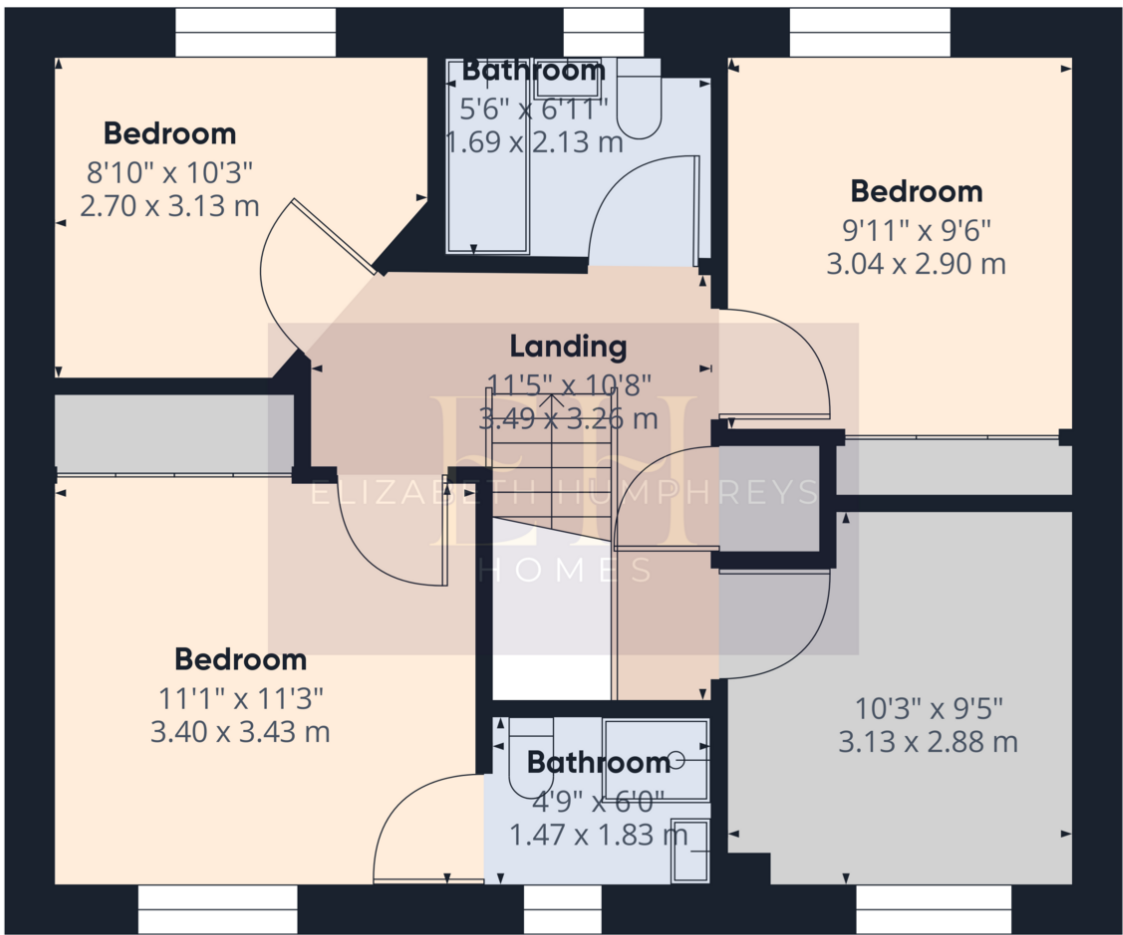
Approximate total area<sup>®</sup>  
598.15 ft<sup>2</sup>  
55.57 m<sup>2</sup>

(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

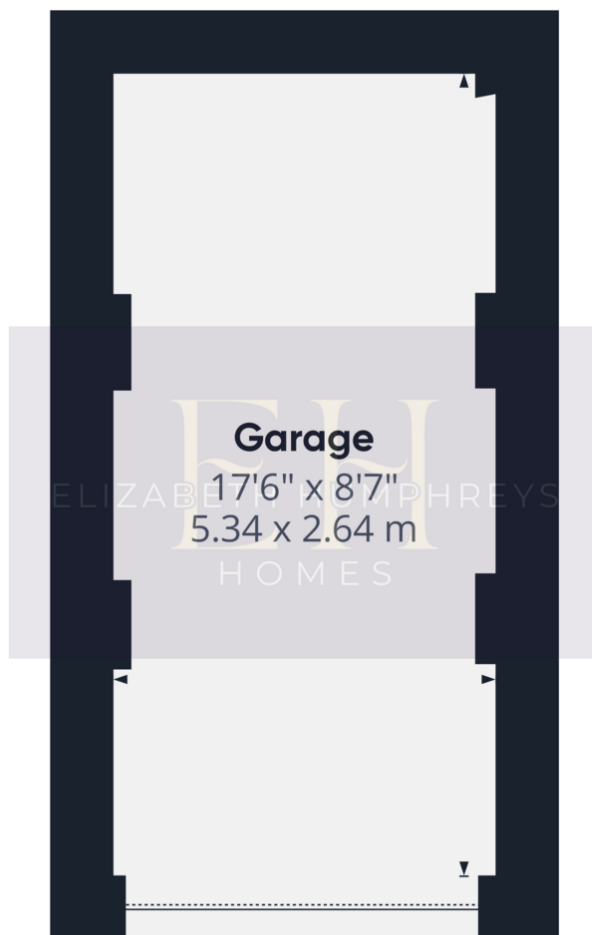
Approximate total area<sup>®</sup>  
564.67 ft<sup>2</sup>  
52.46 m<sup>2</sup>

(1) Excluding balconies and terraces

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Calculations are based on RICS IPMS 3C standard.

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Ground Floor Building 2



Approximate total area<sup>(1)</sup>  
151.77 ft<sup>2</sup>  
14.1 m<sup>2</sup>

(1) Excluding balconies and terraces

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Calculations are based on RICS IPMS 3C standard.

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