

Clayport Gardens, Alnwick, Northumberland

Offers Over £150,000



Full Description

Thoughtfully improved, beautifully presented and offering a particularly generous rear garden, this three-bedroom home combines comfortable family accommodation with the reassurance of significant recent investment.

There is much more here than first meets the eye. The current owners have undertaken a series of meaningful improvements, including a new kitchen, recently refitted shower room, additional loft insulation and, just a month ago, a new combination boiler together with new radiators throughout.

Add full-fibre broadband, double glazing, a useful utility/WC, three bedrooms and a substantial garden with an open feel to the rear, and the result is a home that is wonderfully easy to move into and enjoy.

Steeped in history and renowned for its striking medieval castle and world-famous gardens, Alnwick is one of Northumberland's most sought-after market towns, offering an exceptional blend of heritage, community and modern convenience.

The vibrant town centre is home to an excellent selection of independent

boutiques, high street retailers, cafés, restaurants, traditional pubs and supermarkets, ensuring everything required for day-to-day living is close at hand. Alnwick also boasts a modern leisure centre, cinema, healthcare facilities and a highly regarded range of primary and secondary schools.

The magnificent Alnwick Castle, famously featured in the Harry Potter films, together with The Alnwick Garden and its spectacular Grand Cascade, attract visitors from across the world, while the town itself retains a warm and welcoming community atmosphere.

Surrounded by the breathtaking Northumberland countryside and just a short drive from the county's celebrated Heritage Coast, residents can enjoy miles of golden sandy beaches, dramatic castles and picturesque fishing villages, including Alnmouth, Warkworth, Craster and Bamburgh.

For those commuting further afield, Alnwick enjoys excellent transport links via the nearby A1, providing straightforward access to Newcastle upon Tyne, Edinburgh and beyond, while the East Coast Main Line at nearby Alnmouth offers direct rail services to London, Newcastle and Scotland.

Combining an enviable lifestyle with outstanding natural beauty, excellent amenities and superb connectivity, Alnwick continues to be one of the most desirable places to live in Northumberland.

A Welcoming Approach

The front garden is predominantly laid to lawn, with steps rising through the garden and continuing to the entrance of the house.

A composite front door opens into a practical entrance hall, where ribbed flooring has been cleverly chosen to catch muddy shoes and everyday dirt before it reaches the main accommodation.

There is also independent access along the side of the property to the rear garden, with useful bin storage discreetly positioned here.

The house is connected to mains gas, electricity, water and sewerage, while full-fibre broadband to the property makes it particularly well equipped for home working and modern family life.

A Sitting Room Filled With Light

The sitting room is a particularly welcoming space and benefits from a wonderful dual aspect.

A large front-facing window draws in plenty of natural light, while glazed patio doors at the opposite end of the room open towards the rear garden.

The proportions are generous. The current owners have a substantial corner-style sofa in place, demonstrating just how much furniture the room can comfortably accommodate, while an alternative arrangement would allow easy access through the patio doors and a stronger connection with the garden.

A central chimney breast provides the natural focal point, with a

contemporary electric fire framed by an attractive stone or marble-effect surround, mantel and hearth.

Decorative panelling to the lower walls adds character and depth, complemented by coving and soft carpeting underfoot.

It is a lovely family room — comfortable enough for everyday life, yet with enough detailing to give it personality.

Practicality Where It Matters

Positioned between the sitting room and kitchen is an exceptionally useful combined utility and ground-floor WC.

There is dedicated space and plumbing for a washing machine, room for a tumble dryer and a practical work surface with tiled splashback.

A close-coupled WC and wash hand basin with vanity storage make this far more than simply a laundry space, while a side-facing privacy window introduces welcome natural light.

For family life, it is exactly the sort of room that makes a house work.

A Fresh New Kitchen

The kitchen has been newly installed by the current owners and brings a fresh contemporary feel to the rear of the house.

Crisp white wall and base cabinetry is paired with warm wood-block-effect work surfaces, while beautiful emerald-green herringbone tiling provides a confident splash of colour.

Cooking facilities include a four-burner gas hob, under-counter oven and sleek black-glass extractor above.

A bowl-and-a-half sink is positioned beneath the large rear-facing window, giving a pleasant outlook across the garden and allowing plenty of natural light over the working area.

An integrated dishwasher is neatly incorporated within the cabinetry, and there is dedicated space for an American-style fridge freezer.

The proportions could potentially accommodate a small breakfast table depending upon the chosen arrangement of appliances.

A side door provides another direct route into the garden — particularly useful for children, pets and outdoor entertaining.

Three Bedrooms

Upstairs, a horseshoe-shaped landing connects the three bedrooms and bathroom, with its own window ensuring natural light reaches the centre of the first floor.

The principal bedroom is positioned to the front and is a comfortable

double with space for a king-size bed together with freestanding storage.

Its large window provides a particularly pleasant outlook, with fields visible beyond the houses and a lovely sense of openness.

The recently installed combination boiler is housed within this room.

The second bedroom is another good-sized room capable of accommodating a double bed. A useful built-in cupboard sits above the stairwell, providing additional storage without compromising the main floor space, while a large front-facing window again brings in excellent natural light.

Bedroom three is a genuine single room overlooking the rear garden, making it equally suitable as a child's bedroom, nursery or dedicated home office.

All three bedrooms and the landing are comfortably carpeted.

A Contemporary Shower Room

The bathroom has also been recently refitted, replacing the traditional bath arrangement with a generous walk-in shower.

The double-width shower incorporates both a waterfall shower head and separate conventional handset, surrounded by contemporary concrete-effect wet walling for a clean, modern finish.

A wall-hung wash basin with half pedestal is accompanied by a contemporary close-coupled WC, while a black heated towel rail adds a smart contrast.

LVT flooring completes the room and a rear-facing privacy window provides plenty of natural light.

A Garden With Room to Enjoy

The rear garden is a real asset.

Immediately outside the house is a flagged stone terrace, creating a practical area for seating, barbecues and outdoor dining.

A couple of steps then rise to the principal garden, which is predominantly laid to lawn with a pathway running through its centre.

Towards the far end, a raised section finished with bark chippings currently provides space for children's play equipment and a garden shed. Raised planting areas and borders bring further interest, including additional planting close to the kitchen.

Most importantly, the garden has a wonderfully generous sense of space.

With direct access from both the kitchen and sitting room, as well as independent side access from the front, it is an outdoor space that works exceptionally well with the house.

Investment Already Made

One of the strongest reasons to consider this home is the level of improvement already undertaken.

The kitchen and shower room have both been renewed, additional insulation has been installed within the loft and the heating system has very recently benefited from a new combination boiler and new radiators throughout, with the boiler installed only around a month ago.

Together with double-glazed windows and full-fibre broadband, these improvements provide a reassuring foundation for the next owner.

The Final Word

Light, comfortable and considerably improved, this is a home where many of the expensive jobs have already been taken care of.

The dual-aspect sitting room provides plenty of family space, the new kitchen introduces a fresh contemporary feel, and the utility/WC adds valuable everyday practicality.

Upstairs are three useful bedrooms and a beautifully refitted shower room, while outside, the substantial rear garden provides space for children, pets, entertaining and gardening without feeling hemmed in by neighbouring properties.

With a virtually new heating system, upgraded interiors and a fabulous garden, this is a home ready for its next chapter — without a long list of jobs waiting for its new owners.

Tenure: Freehold

Council Tax Band: A £1763.08

EPC: D

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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

- Beautifully presented three-bedroom home with significant recent improvements
- Newly fitted contemporary kitchen with integrated dishwasher
- New combination boiler and radiators throughout, installed around one month ago
- Recently refitted shower room with large walk-in rainfall shower
- Generous dual-aspect sitting room with patio doors to the garden
- Excellent utility room and ground-floor WC
- Superb large rear garden with lawn, terrace, play area and raised planting
- Two double bedrooms plus a versatile third single bedroom/home office
- Additional loft insulation, double glazing and full-fibre broadband
- Mains gas, electricity, water and sewerage with useful side access to the garden

Contact Us

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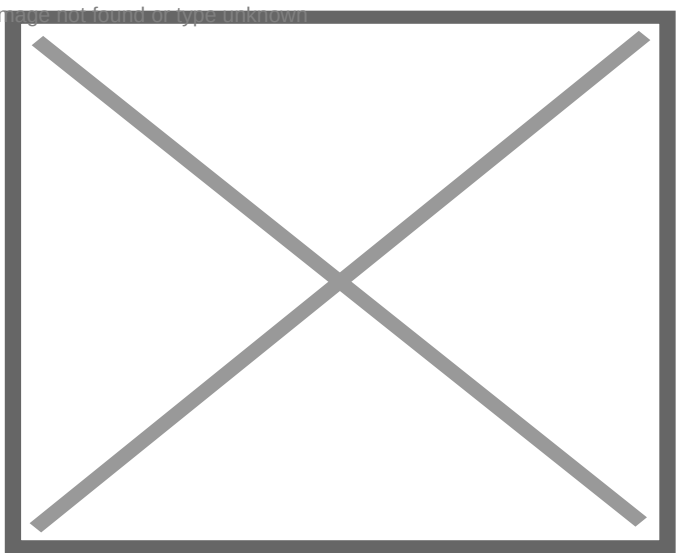


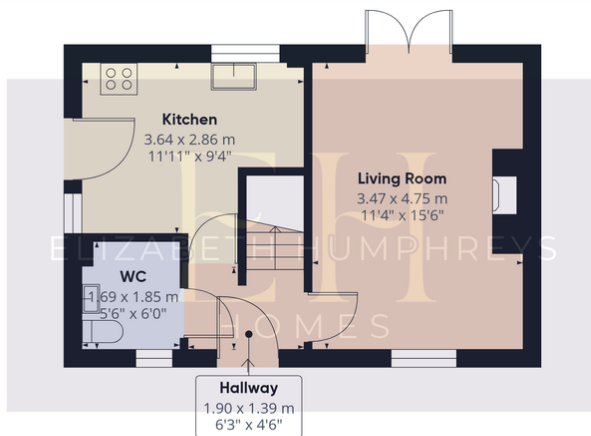




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		85
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC		

Environmental (CO ₂) Impact Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-100) A		
(81-91) B		83
(69-80) C		
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales EU Directive 2002/91/EC		

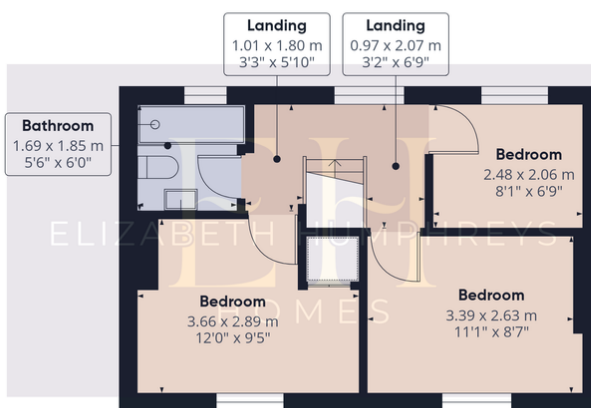




Ground Floor



Approximate total area⁽¹⁾
64.9 m²
699 ft²

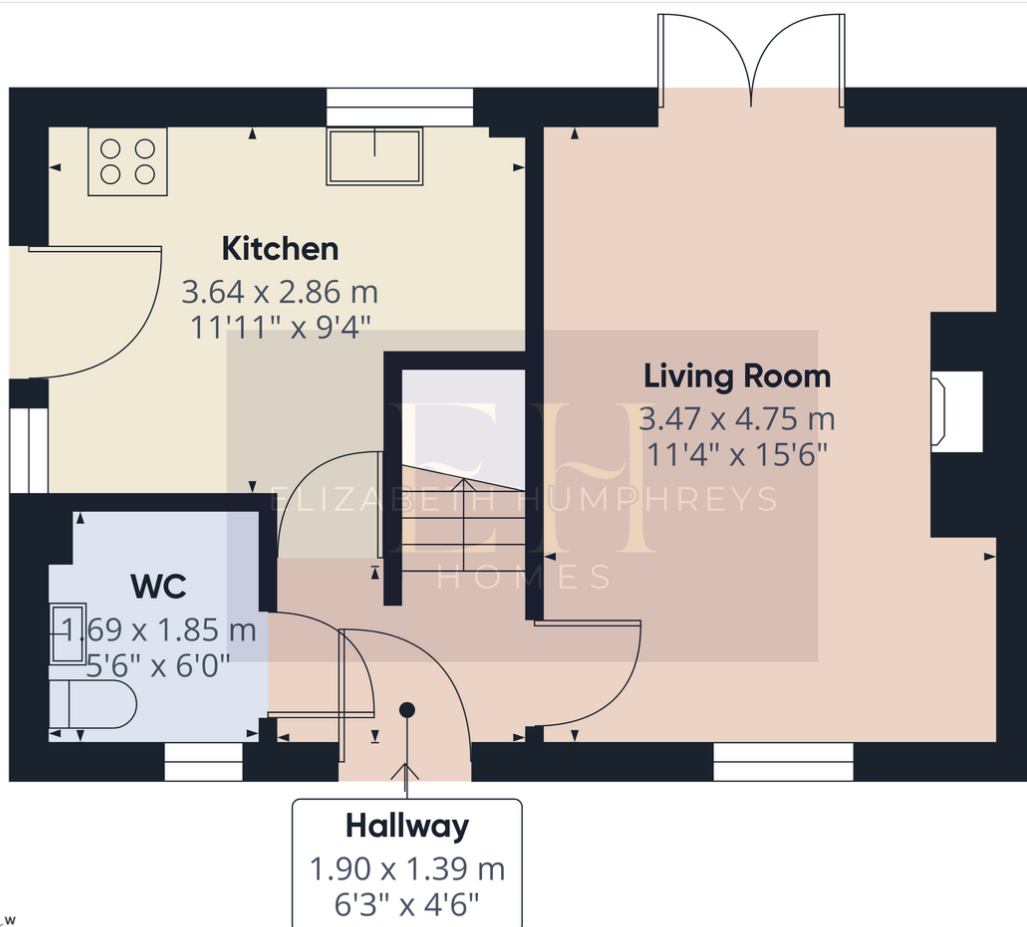


Floor 1

(1) Excluding balconies and terraces

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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Ground Floor

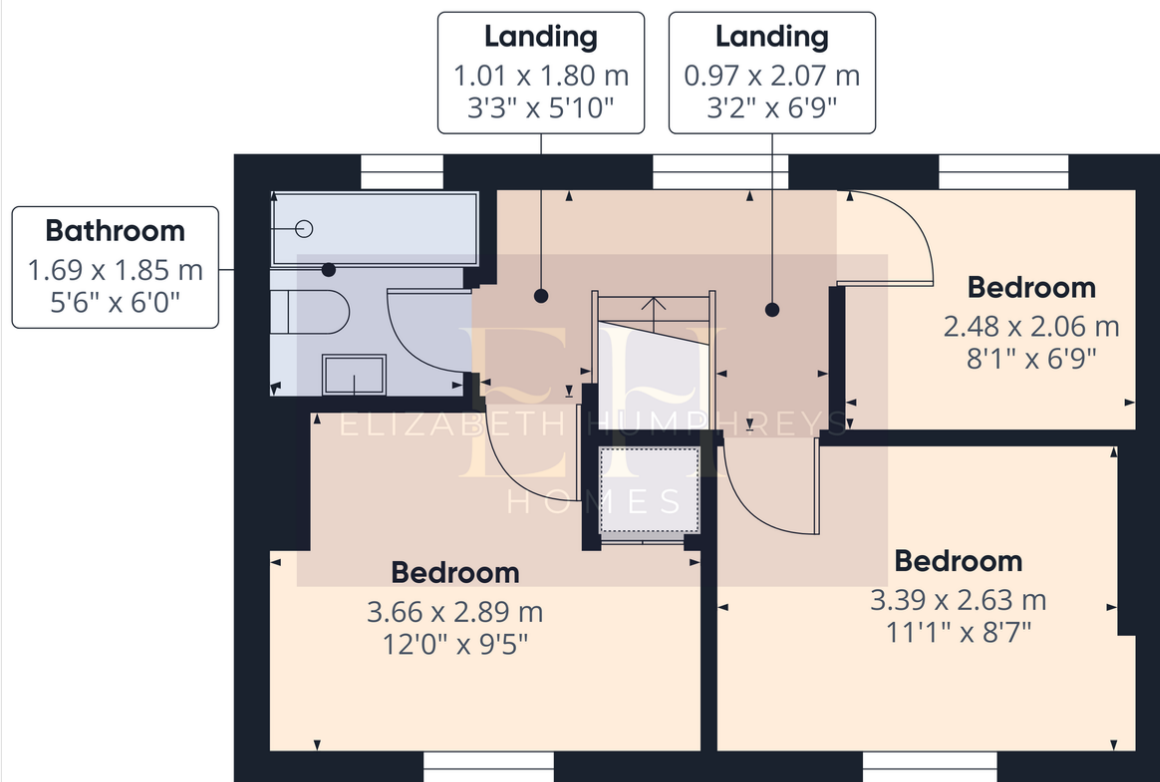


Approximate total area⁽¹⁾
33.2 m²
357 ft²

(1) Excluding balconies and terraces

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

Approximate total area⁽¹⁾
31.7 m²
342 ft²

(1) Excluding balconies and terraces

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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