

Cornhill Estate, Alnwick, Northumberland

Offers Over £150,000



Full Description

A family friendly home located in a popular residential area offering light and bright living. Elizabeth Humphreys Homes are proud to welcome to the market this charming 3 bedroomed end of terrace property in the Northumberland market town of Alnwick. This property features lovely front and rear gardens, uPVC windows and doors, shared parking, gas central heating and all the other usual mains connections. This well cared for home, with no chain, is located within walking distance of the town centre, local shops and bus stops.

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 front door opens to an internal porch which is light and airy, the window to the side allowing plenty of natural light to enter. Neutrally decorated and with a practical laminate floor, this is a useful space to store

shoes and coats and suchlike.

Bathed in natural light, the lounge is an inviting room with an open staircase, with storage beneath, leading to the first floor. A modern-looking electric feature fireplace, with a marble hearth and back with a wooden surround, forms an attractive focal point and the addition of an alcove within the room adds further charm: a welcoming room in which to spend time with family and friends.

A wood and glass door opens into a bright kitchen-diner which captures views over the rear garden which can be enjoyed as you sit and dine before a pair of French doors which open out into the garden, providing a seamless transition between indoor and outdoor living. The kitchen, with a further window overlooking the garden, offers plenty of wall and base units, including an illuminated glass display unit, with a cream-coloured door with a wooden handle complemented by a wood-effect work surface with an area finished with light-coloured tiling creating a lovely look. There is a bowl and a half white sink, space for a free-standing cooker beneath a chimney-style extractor fan, space for a fridge-freezer, space for a tumble dryer, and space and plumbing for a washing machine. The room is finished with laminate flooring, ceiling spotlights and bench lighting, whilst a pendant light fitting over the dining end adds even more artificial lighting.

Taking the stairs to the first floor, the landing, with a window allowing for natural light and capturing a pleasant aspect to the side of the property, opens out to three bedrooms, two beneficial storage cupboards, and the family bathroom. Loft access is available.

The primary bedroom is a large double room overlooking the front of the property. This room offers a good number of built-in wardrobes with matching bedside tables: a tastefully decorated relaxing room.

Bedroom 2 is a good-sized double room with an view over the rear garden. Another neutrally decorated room allowing the easy addition of accent colour should you so wish.

Taking advantage of views to the front of the property, bedroom 3 is a generously proportioned single room.

The family bathroom is spacious and comprises ceramics showcasing a lovely shell design and offers a good amount of storage space. There is a pedestal wash hand basin, a close-coupled toilet, and a white bath with an electric shower over behind a shower curtain. The space has been finished with white tiling creating a crisp and fresh finish illuminated beautifully by two windows allowing a wealth of natural light.

The property benefits from an end of terrace plot with a pleasant surrounding vista. The rear garden is a superb outside space with a summer house in which you can spend time relaxing with family and friends. The garden offers an attractive mix of gravelled and paved areas in addition to a patio, ideal for alfresco dining before a backdrop of mature shrubs. A substantial fence makes the area secure to allow children and family pets to play safely.

Tenure: Freehold

Council Tax Band: A, £1,598.93 for the 2024/25 financial year
EPC: D

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
- Lovely kitchen diner
- Larger garden
- Sought after location
- Ready to move into
- Light and spacious
- Walk to shops
- Walk to bus

Contact Us

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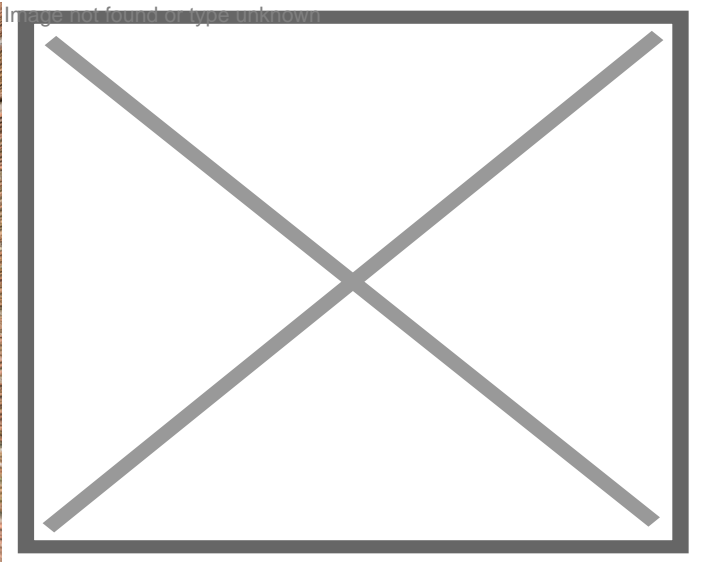














Approximate total area⁽¹⁾
426.03 ft²
39.58 m²

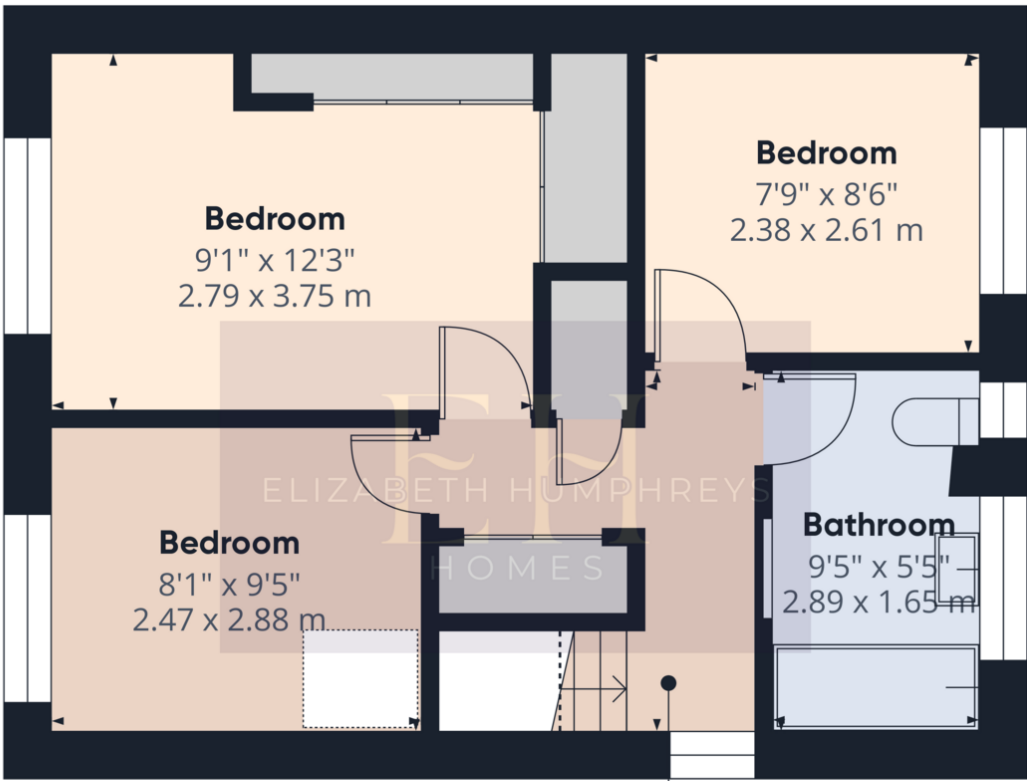
(1) Excluding balconies and terraces

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 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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Ground Floor



Landing
9'5" x 2'9"
2.87 x 0.85 m

Approximate total area⁽¹⁾
365.77 ft²
33.98 m²

Reduced headroom
0.15 ft²
0.01 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

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Floor 1