

# Draper Close, Swordy Park, Alnwick

Offers Over £395,000



## 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 double fronted 4 bedroom 2 bathroom detached property located in the Northumberland town of Alnwick. This family home, which benefits from being positioned in small cul-de-sac, features block-paved driveway parking leading to a double garage, uPVC windows and composite front door, high-quality white internal doors, good broadband, gas central heating and all the other usual mains connections. This property is superbly located in a much sought-after residential area and is within walking distance of the town centre, local shops and bus stops. A short walk away is access to a former rail line which provides countryside walks.

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. A new shopping area with Next, B&M, out door clothing

stores and M&S is a walk away.

This lovely home is framed by a beautiful front garden with a gravel path leading to a couple of steps before the front door. The wide and airy internal hallway offers a warm welcome as you enter, with stairs ascending to the first floor and various doors leading off. The configuration of the ground floor is such that free flow of movement between the different spaces is easily achieved making it a superb entertaining home. There is a useful storage cupboard beneath the stairs in addition to a further useful open storage area which enhances the sense of space available.

The ground floor WC comprises a close-coupled toilet with a push button and a pedestal wash hand basin with an attractive splashback tile behind. A chrome heated towel rail ensures added comfort, and the space is finished with large grey floor tiles.

Well-equipped and gloriously light and bright, the kitchen is a superbly sociable space overlooking the front of the property. There are a good number of wall and base units with a light-coloured wood-look door complemented by a light wood-effect work surface with matching upstand. There is a bowl and a half stainless steel sink, a four-burner gas hob beneath a built-in extractor fan, an eye level oven, and spaces for a free-standing fridge-freezer, a free-standing dishwasher and a free-standing washing machine. The gas boiler is housed in a cupboard for ease of access and wood-effect LVT flooring completes the look practically and stylishly.

A pair of French doors open to the dining room which is furnished with a sumptuous grey carpet. French doors with glass panels to either side lead out into the rear garden allowing a tremendous amount of natural light in addition to forming a seamless transition between indoor and outdoor living. There is plenty of space to sit and dine whilst appreciating the garden views. A connecting door opens into the lounge.

Spacious and neutrally decorated allowing the easy addition of accent colour should you so wish, the lounge is another wonderfully light and bright living space. A pair of French doors open into the rear garden allowing a further opportunity to enjoy the rear garden views. A door leads from the lounge returning to the main hallway facilitating wonderful free flow of movement around the home.

A second bright and airy reception room overlooks the front of the property. Currently an office/snug, this excellent space could also be utilised as a gaming room, hobby room, a second television room or a ground floor bedroom.

Taking the stairs to the first floor, the landing opens out to four bedrooms, two bathrooms and a cupboard housing the pressurised hot water cylinder. The grey landing carpet extends to the bedrooms, and the white walls and internal doors create a sleek and stylish finish.

The primary bedroom is a spacious double with two windows taking advantage of the views to the front of the property. There are two built-in wardrobes with a wood-effect door offering excellent storage. The ensuite, with large grey floor tiles complementing the beige-grey tiles adorning the

walls, comprises a slimline shower tray with a double-sized shower cubicle with a waterfall shower head and a separate shower head within, a pedestal wash hand basin, a close-coupled toilet with a push button, and a large chrome heated towel rail.

Bedroom 2 is a double room overlooking the front of the property. There is plenty of space for additional bedroom furniture.

Bedroom 3 is a light and bright double room to the rear of the property.

Bedroom 4, with an aspect to the rear, is a further double room. All the bedrooms are neutrally decorated creating a delightfully classic feel.

The family bathroom comprises a white bath, a pedestal wash hand basin, a close-coupled toilet with a push button and a window to the rear allowing for natural light. The space is finished with large grey floor tiles which work in harmony with the beige-grey tiling surrounding the bath establishing a sleek and stylish look.

The rear garden is a private space, easily accessed from the home, in which you can relax and unwind from the hustle and bustle of the day. The patio is ideal for the alfresco dining experience when entertaining family and friends during the warm summer months.

Council Tax Band: E £3072.72

EPC: B

Tenure : Freehold

#### 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

- Double garage
- Builders guarantee
- Plenty of driveway parking
- Light and spacious
- Lovely south facing rear garden
- Ensuite
- Gas central heating
- Dining room
- Snug/office

## Contact Us

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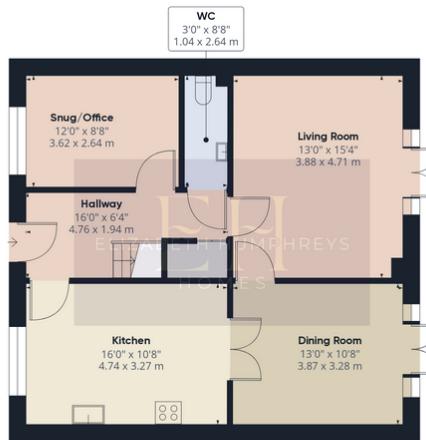
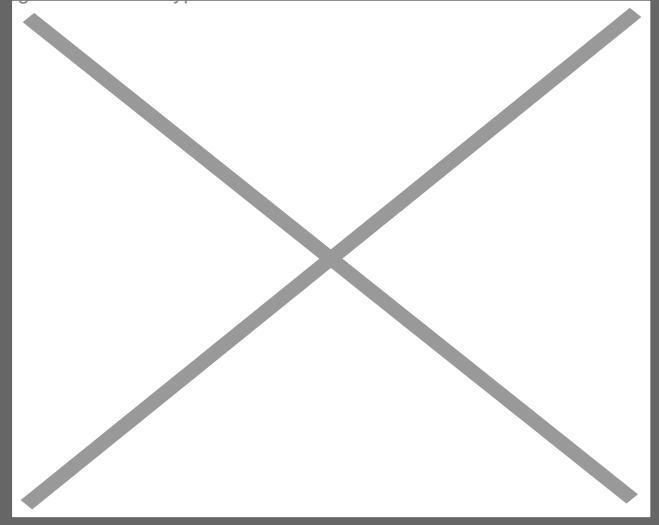


# Energy Efficiency Rating

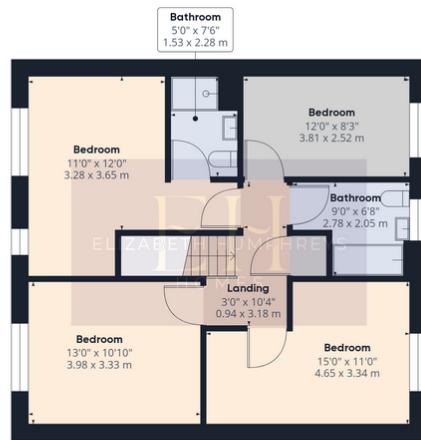
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		94
(81-91) B	86	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

# Environmental (CO<sub>2</sub>) Impact Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92-100) A		94
(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 Building 1



Floor 1 Building 1



Approximate total area<sup>(1)</sup>

1773.35 ft<sup>2</sup>  
164.75 m<sup>2</sup>



Ground Floor Building 2

(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.

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