

Draper Close, Swordy Park, Alnwick, Northumberland

Offers Over £330,000



Full Description

A well-presented home, with a pleasant outlook, offering spacious and stylish living on the newly built Swordy 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 low maintenance front and cottage-style rear gardens, block-paved driveway for two cars leading to a single garage with additional parking to the front, uPVC windows and composite doors, super-fast fibre broadband 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.

The front garden is low maintenance with planted heather, lavender and rose bushes adding splash of colour. 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 wood-effect 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 stone-look tiling to the walls completes the look perfectly.

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 access to a patio ideal for alfresco dining during the warm summer months. Within the dining room end there is plenty of space to sit and dine whilst enjoying the pleasant garden views. The well-equipped kitchen offers a good number wall and base units with a light grey shaker-style door complemented by a flecked stone-effect Silestone work surface with a matching upstand. There is a Zanussi hob beneath a stainless-steel extractor fan, a built-in Zanussi dishwasher, a bowl and a half sink dropped into the work surface with a drainer cut in at the side, an AEG eye-level double oven, an integrated fridge-freezer, an integrated Zanussi washing machine, and there is a cupboard housing the gas boiler for ease of access. The peninsula provides additional seating and further useful storage space and enables you to chat with family and friends whilst creating culinary delights with the kitchen.

The living room is a well-proportioned space with French 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 space has been finished with a sumptuous carpet adding comfort as you move throughout.

A second bright and airy reception room, with a glorious carpet finish, overlooks the front of the property. This excellent space could be utilised as an office, a snug, a hobby room, a second television room or a ground floor bedroom.

Taking the stairs to the first floor, the U-shaped landing opens out to four bedrooms, the family bathroom and a cupboard housing the hot water tank. Loft access is available. All the bedrooms are carpeted adding comfort as you move throughout the different rooms.

The primary bedroom is a large double with two windows capturing views to the front of the property. This light and bright room benefits from built-in wardrobes with an attractive wood effect door. The Geberit en-suite comprises a shower with a waterfall shower head and a separate shower head within, a full pedestal hand wash basin and a close coupled toilet with a push button. The space has been fully tiled, the stone-effect illuminated beautifully by natural light entering with additional lighting by way of ceiling spotlights.

Bedroom 2 is a good-sized double room taking advantage of views to the front of the property. Fitted wardrobes provide useful storage 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 water fall shower head and a separate shower head over, a close coupled toilet with a push button behind, a full pedestal hand wash basin with vanity storage beneath and a chrome heated towel rail ensures added comfort. A window to the rear allows for natural light and the tiling within the room creates a delightful 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 al fresco dining. A path extends from here to a greenhouse located to the rear of the garage and the lawn, framed by a purple slate border, offers an alternative place to sit and relax. The central planted area creates a pleasant focal point and the addition of a further bark border with carefully chosen plants and shrubs adds further interest.

Tenure: Freehold

Council Tax Band: E £2949.92

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

- Garage
- Driveway
- Garden
- Builders guarantee
- Lovely light home
- Very well presented
- Great plot

Contact Us

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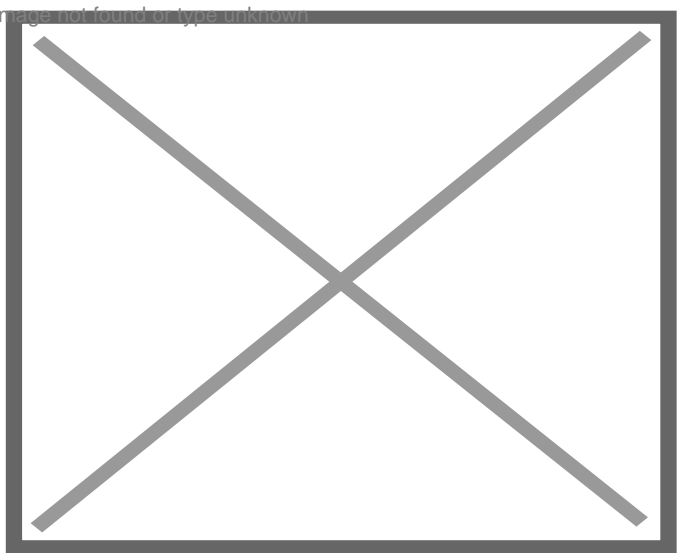


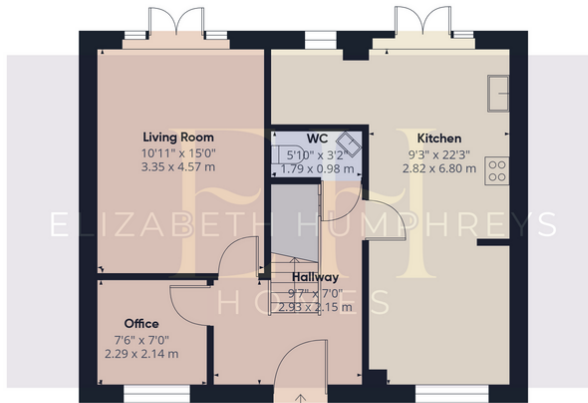




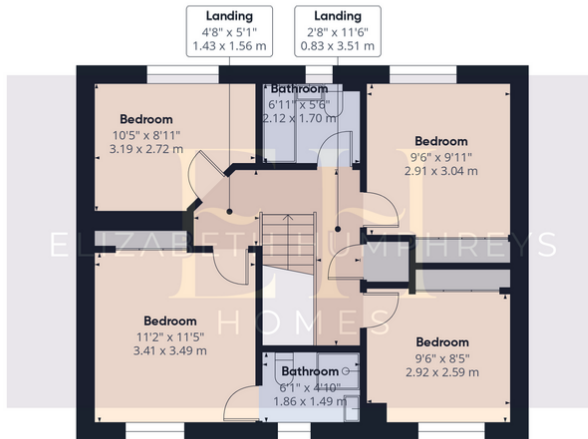
| Energy Efficiency Rating | | |
|---|---------|---|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92-100) A | | 94 |
| (81-91) B | 85 | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC  |

| Environmental (CO ₂) Impact Rating | | |
|---|---------|---|
| | Current | Potential |
| Very environmentally friendly - lower CO ₂ 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 ₂ emissions | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC  |





Ground Floor



Floor 1



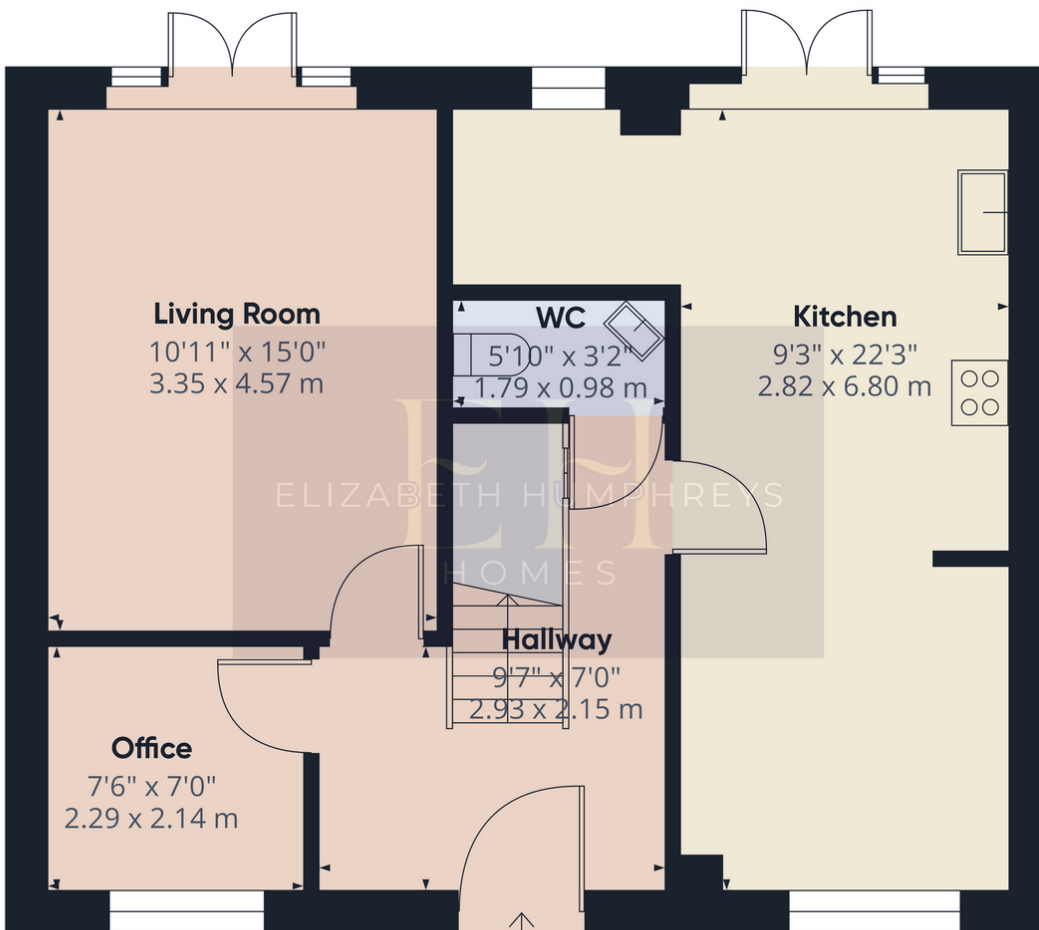
Approximate total area[®]
1155 ft²
107.1 m²

(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 are based on RICS IPMS 3C standard.

GIRAFFE360



Ground Floor



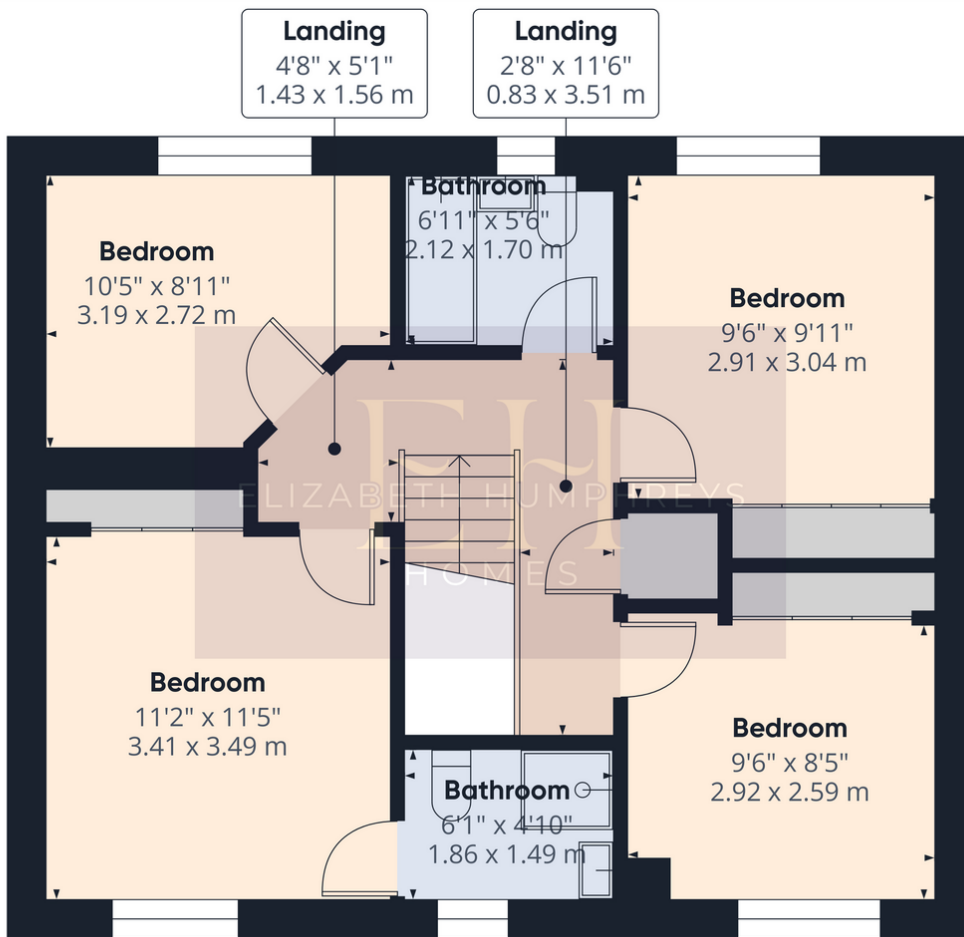
Approximate total area[®]
597 ft²
55.5 m²

(1) Excluding balconies and terraces

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Calculations are based on RICS IPMS 3C standard.

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Approximate total area[®]
558 ft²
51.6 m²

(1) Excluding balconies and terraces

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Calculations are based on RICS IPMS 3C standard.

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