

Fairfield View, Shilbottle, Alnwick, Northumberland

Offers Over £185,000



Full Description

A beautifully presented family friendly home offering stylish living in a much sought after quiet cul-de-sac location. Elizabeth Humphreys Homes are delighted to welcome to the market this 1/2 bedroomed bungalow featuring driveway parking, a sizeable rear garden, super-fast fibre connection for the home workers, uPVC windows and a composite front door, gas central heating and all the other usual mains connections.

The thriving former mining village of Shilbottle is the location of this semi-detached property. Enjoying the benefit of a rural community but with easy access to a greater range of facilities nearby in Alnwick. The village has a small range of amenities including village store, post office, chemist, Primary School, a leisure complex with pool, gym, spa and beauty facilities, a public house, a restaurant and take-away and a well-used community centre. There is a regular bus service to Alnwick, Amble, and Newcastle. The East Coast Mainline is only a short five-minute drive from the village offering easy access to a variety of different locations including Newcastle and Edinburgh City centre.

This property oozes kerb appeal with its muted green windows and coordinated painted woodwork in addition to attractive trellis above the brick walls and the beautifully landscaped outside spaces. The cottage style

front garden offers a warm welcome before the front door which opens into a beneficial entrance porch with a low maintenance terracotta quarry tiled floor. The space offers a considerable cupboard ideal for storage of cloaks and shoes. A composite door opens into the main hallway which offers convenient access to the main living areas in addition to a further beneficial storage cupboard perfect for larger domestic appliances. Loft access is available adding more storage potential. The hallway is completed with sumptuous carpet which extend throughout most of the ground floor creating a seamless transition between the different spaces and you are left in no doubt of the quality of décor, fixtures and fittings offered by this comfortable and immaculately presented home.

Bathed in natural light, the lounge is a spacious and welcoming room in which to spend time with family and friends. There is a beautiful fireplace with a black granite hearth incorporating a multi-fuel burner which forms an attractive focal point enticing you to sit before it during the cooler months. A French door opens to the rear garden which not only allows a wealth of natural light to circulate but also allows you to enjoy the garden views as you relax and unwind.

Newly fitted, the kitchen offers an excellent range of wall and base units with a blue-green coloured shaker style door complemented by a contrasting black granite work surface. In terms of fitted equipment, there is a four burner Zanussi gas hob beneath a floral splash back and built-in extractor fan, an under-bench oven, a washing machine, a full-sized AEG dishwasher and a full height fridge-freezer. The granite work surface extends to include a single bowl composite sink beneath a window overlooking the front of the property. Additional lighting is by way of ceiling spotlights, and the space is finished with wood-effect LVT flooring completing the look of this well designed and stylish kitchen. Furthermore, the gas boiler is housed in a wall unit for ease of access and there is space to accommodate a dining table and accompanying chairs if you so wished.

The bedroom is a spacious double room which showcases a lovely, panelled feature wall and is painted in a delicate rose pink colour creating a relaxing and comfortable feel. A window to the rear overlooks the well-manicured garden. This restful room benefits from a walk in dressing room, with its own window overlooking the rear garden, which offers extensive wardrobes and range of built-in drawers and shelving.

The bathroom has been decorated beautifully with a neutral wall tile with a blue border which creates a crisp and fresh finish. The suite comprises a double sized shower cubicle with an electric shower within and non-slip grey flooring behind a sliding door, a bath with an attractive blue painted panel which matches the floor standing vanity unit which incorporates a hand wash basin dropped into a marble surface, and a concealed cistern toilet with a push button behind. A window to the front allows for natural light and a radiator ensures added comfort.

The property continues to impress with its outdoor space. The rear garden is superbly landscaped and offers a unique and private space in which you can relax. There is a patio ideal for enjoying alfresco dining and which benefits from a backdrop of climbing plants adding privacy in addition to depth and texture. A pergola offers an alternative place to sit and enjoy the

sunshine and gravelled areas have been planted with attractive shrubs and water features. There is a lawn interspersed with stepping stone paths leading to the different zones within the garden and above the lawn, a retaining stone wall adds further depth and offers space for a well-stocked cottage style border which showcases beautiful plants views of which can be enjoyed from the summerhouse located at the foot of the garden: an idyllic place to while away the hours. The garden is securely enclosed to allow children and family pets to play safely, and a path leads down the side of the property to the front garden passing a useful garden shed ideal for the storage of garden accessories. Other amenities include a tap and outside sockets.

Tenure: Freehold

Council Tax Band: A, £1,711.18 for the 2026/27 financial year

EPC: C

"We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have agreed to instruct us in your sale or had an offer accepted on a property you wish to buy. The cost of these checks is £60 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us publishing your property (in the case of a vendor) or issuing a memorandum of sale (in the case of a buyer), directly to Lifetime Legal, and is non-refundable."

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 Semi-Detached Bungalow in a quiet, sought-after cul-de-sac location
- - Private driveway parking for added convenience
- - Superbly landscaped rear garden with multiple seating areas, perfect for relaxing & entertaining
- - Spacious, light-filled lounge with French doors to the garden and a charming multi-fuel burner with granite hearth
- - Super-fast fibre broadband – ideal for home working
- - Newly fitted shaker-style kitchen with elegant blue-green units & black granite worktops with integrated appliances
- - Enjoy the charm of rural village living with the convenience of nearby town amenities in Alnwick
- - Located in the thriving village of Shilbottle with local amenities including:
 - Village store & Post Office, Chemist, Primary School, Leisure complex with pool, gym, spa & beauty facilities, Pub, restaurant & takeaway, Community centre

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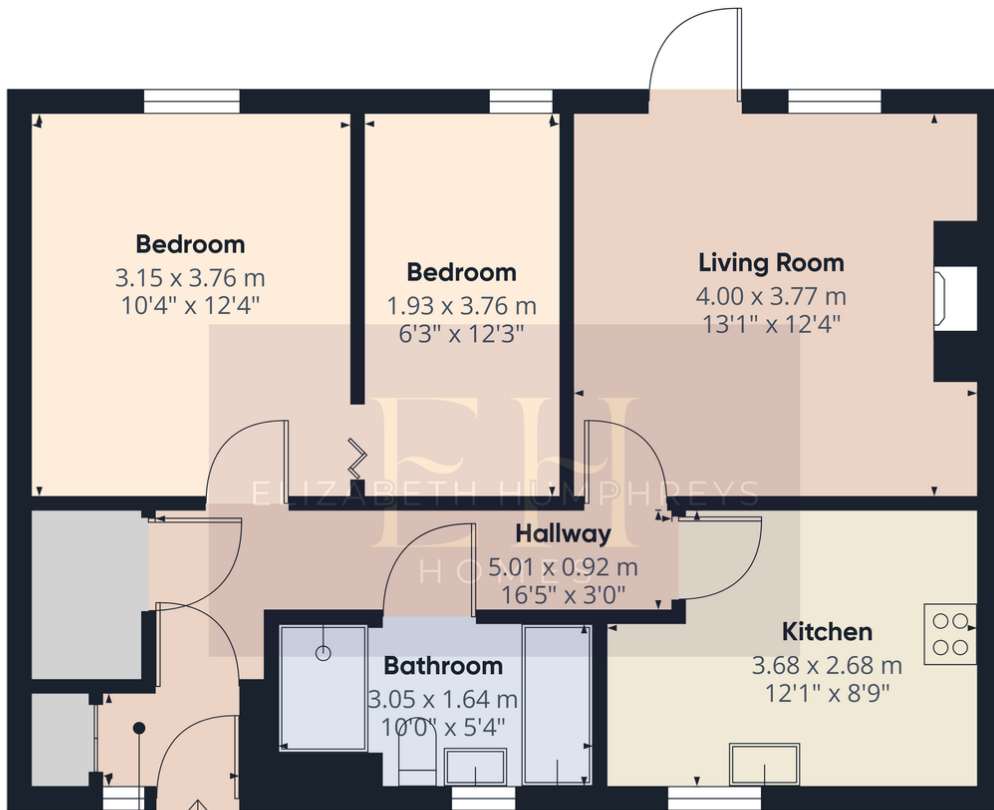
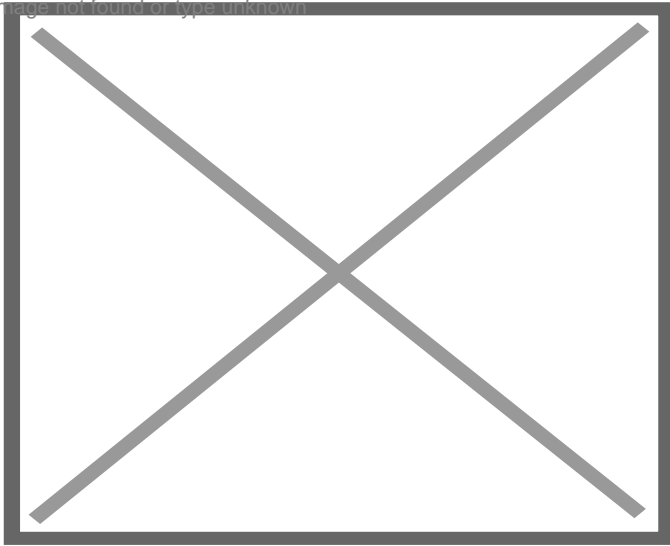






Energy Efficiency Rating		Environmental (CO ₂) Impact Rating	
	Current	Potential	
Very energy efficient - lower running costs			
(92-100) A			(92-100) A
(81-91) B		86	(81-91) B
(69-80) C	69		(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	
Very environmentally friendly - lower CO ₂ emissions			
Not environmentally friendly - higher CO ₂ emissions			
England, Scotland & Wales		EU Directive 2002/91/EC	

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Entry
1.39 x 1.02 m
4'6" x 3'4"



Approximate total area⁽¹⁾
56.7 m²
610 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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