

# Fairfields, Alnwick, Northumberland

Offers Over £350,000



## Full Description

A beautifully presented home offering spacious and stylish living boasting superb, elevated views. Elizabeth Humphreys Homes are delighted to welcome to the market this charming 4 bedroomed detached property located in the Northumberland town of Alnwick. This family home benefits from block paved driveway parking for 2 cars, a low maintenance garden to the front, a beautifully landscaped rear garden, uPVC windows and composite doors, good broadband, gas central heating facilitated by a Baxi boiler, and all the other usual mains connections. As a main or second home offering light and bright living, 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.

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 pleasant front garden, with mature shrubs and a rockery, welcomes you to this incredibly well cared for family home. Entry is via the front door which opens into a useful entrance porch which is lovely and light and bright and offers space to store shoes and suchlike. From here, a door opens into the main hallway with stairs ascending to the first floor and door leading to the left into the lounge.

Bathed in natural light courtesy of a large bay window overlooking the front of the property, the lounge is a lovely room in which to spend time with family and friends and the addition of colonial shutters adds style and charm. A gas feature fire within a cream marble surround forms an exquisite focal point enticing you to sit before it during the cooler months. The space has been finished with Karndean flooring which extends throughout the ground floor and continues to the first floor, although a subtly different style, creating a seamless transition between all the areas. The seagrass carpet finishing the stairs works in complete harmony and creates a gorgeous look.

Leading from the lounge, the spacious extended and airy kitchen-diner is located at the rear of the property enjoying pleasant and uninterrupted garden views and appeals to modern living. There are plenty of wall and base units with a cream high gloss handleless door complemented by a delicately sparkly cream-coloured Quartz work surface which extends into the upstand and onto the windowsills. In terms of fitted equipment, there is a NEFF dishwasher, a bowl and a half stainless steel sink dropped into the work surface with a drainer cut in at the side, a four ring Bosch induction hob beneath a designer looking black extractor fan and a NEFF double oven. There is space for a free-standing fridge freezer, the boiler is housed in a wall unit for ease of access and a radiator ensures added comfort.

The dining end of the room comfortably accommodates a dining table in addition to further furniture before a pair of French doors which open into a stunning garden room to the rear. This restful and relaxing room offers further comfortable living with a solid roof enabling the space to be used throughout every season: an ideal place in which to while away the hours enjoying the lovely garden views entering through the many windows and French doors which open out into the garden.

Adjoining the kitchen, is the converted garage area part of which has been cleverly remodelled to offer a downstairs cloakroom. The fully tiled space comprises a close coupled toilet with a push button behind, a mirror, a wall hung vanity unit with a hand wash basin on top and a chrome mixer tap. There is a tiled shelf below a window which allows for natural light with ceiling spotlights adding brightness.

The other part of the garage at the rear has been transformed into a utility room which offers a good range of wall and base units with a pine look door with brass-coloured door furniture. There is space and plumbing for a washing machine and a bowl and a half stainless steel sink. There is plenty of room here for storage as well.

Taking the stairs to the first floor, the U-shaped landing opens out to four bedrooms, a beneficial storage cupboard and the family bathroom. All the bedrooms are neutrally decorated to allow the easy addition of accent colour should you so wish. The bedrooms to the front benefit from colonial

shutters.

The primary bedroom is a spacious king-sized room with two windows capturing lovely, elevated views to the front of the property and benefiting from en-suite facilities. This room offers excellent storage cupboards, plenty of wall sockets and a feature alcove with a wall mounted television above. The en-suite comprises a Quadrant shower cubicle with a shower and a niche within, an extractor fan, an anthracite-coloured heated towel rail and a concealed cistern toilet within a unit with a semi-recessed white hand wash basin and a chrome tap with an illuminated mirror above. The space has been finished with light grey tiling which works in harmony with the grey Karndean flooring and a window, with colonial shutters, allows for plenty of natural light.

Bedroom 2 is a king-sized room overlooking the front of the property. This restful room offers useful built in storage, plenty of wall sockets and a feature alcove with a wall mounted television above.

Bedroom 3 is a large single room taking advantage of views to the rear. Offering built in floor to ceiling sliding door storage, this is another relaxing light and bright room.

Bedroom 4 is a single room with a window overlooking the rear garden.

The family bathroom is spacious and incorporates an extended unit with cream-coloured high gloss doors with a marble effect laminate surface. This houses a concealed cistern toilet with a push button behind and a vanity unit with a hand wash basin on top. In addition, there is an extractor fan, a white heated towel rail and a bath with a shower over behind a folding glass screen. A window, with privacy glass, overlooks the rear and illuminates the cream tiling, with an attractive mosaic border, which completes the space.

The rear garden has been beautifully landscaped with a shaped lawn forming a central focal point with charcoal-grey paving providing an ideal space for al fresco dining during the warm summer months. A path meanders up to a raised level which offers an alternative seating area beneath a large pergola with a well-stocked raised bed forming a pleasant backdrop. The garden is securely fenced to allow children and family pets to play safely there is space to the side of the property to store wheeled waste containers. A gate provides access to the front.

Tenure: Freehold

Council Tax Band: D, £2,514.04 for the 2025/26 financial year

EPC: C

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

- Wonderfully presented spacious home
- Landscaped gardens
- Driveway parking
- Utility
- Extended kitchen diner
- Ensuite
- Light and spacious living spaces
- Conservatory
- Walk to shops
- Walk to bus stop

## Contact Us

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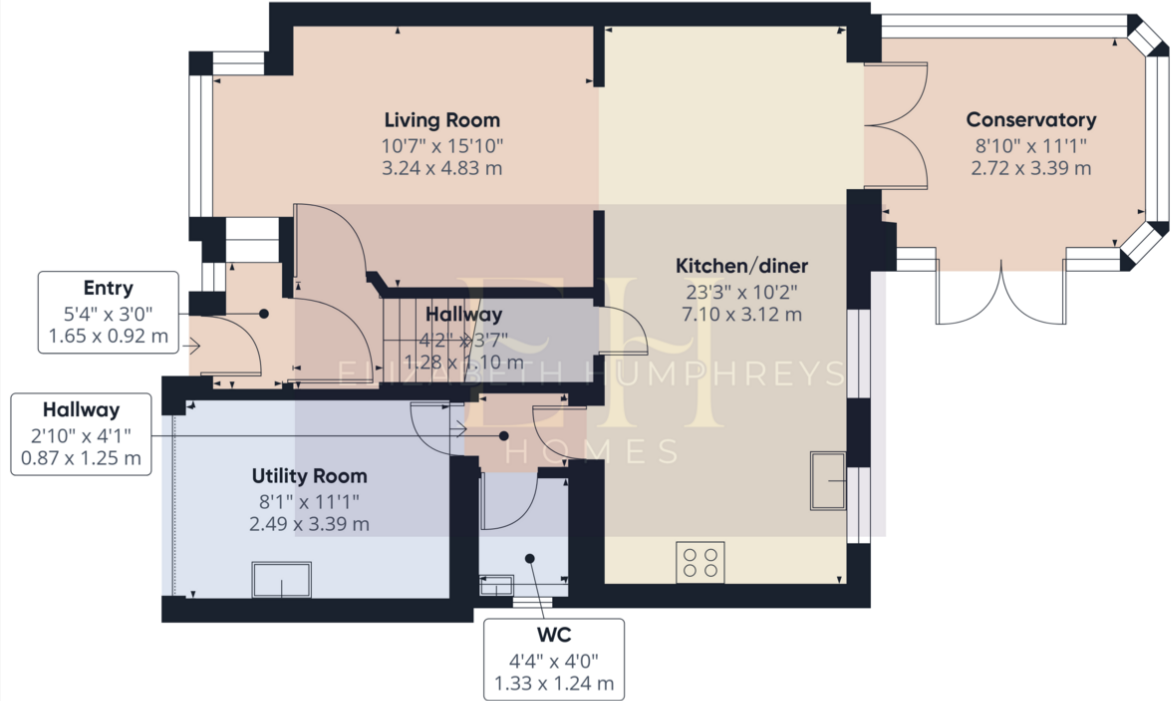
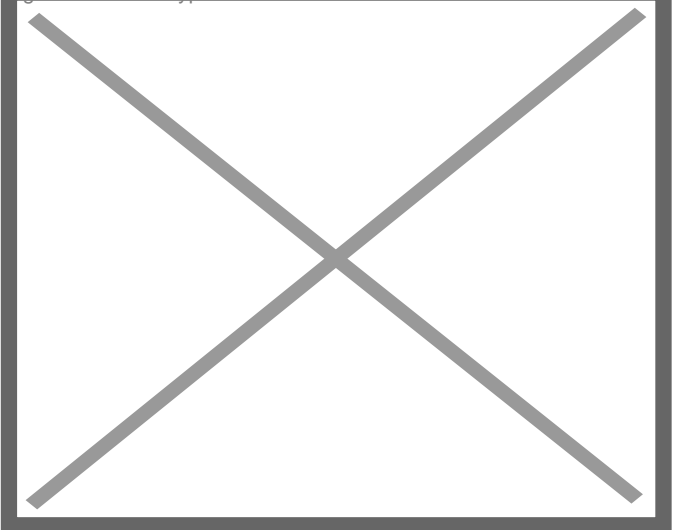






Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(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	



Ground Floor

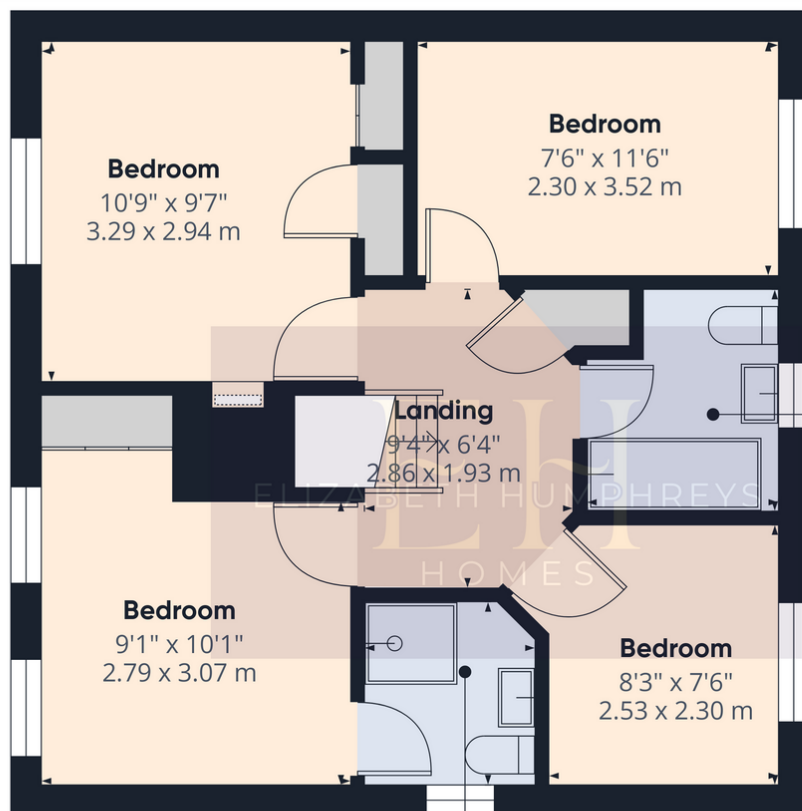


Approximate total area<sup>®</sup>  
690 ft<sup>2</sup>  
64.1 m<sup>2</sup>

(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.





**Bathroom**  
6'0" x 5'1"  
1.84 x 1.57 m

Floor 1

**Approximate total area<sup>(1)</sup>**  
495 ft<sup>2</sup>  
46.1 m<sup>2</sup>

(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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