

Fallodon Avenue, Shilbottle, Alnwick, Northumberland

Offers Over £165,000



Full Description

Fallodon Avenue, Shilbottle

A Light and Welcoming Three-Bedroom Home with Generous Gardens – No Onward Chain

Situated in an established residential area of Shilbottle, near Alnwick, this appealing three-bedroom semi-detached home offers bright, comfortable accommodation, generous gardens and excellent outdoor storage, with the added advantage of being offered for sale with no onward chain.

Set within the beautiful Northumberland countryside, Shilbottle is a friendly, well-established village enjoying an excellent location just a few miles from the historic market town of Alnwick, offering the perfect balance of relaxed village living and convenient access to a wide range of amenities.

The village itself has a strong sense of community, with a primary school, village shop, pharmacy, traditional pub, the popular Running Fox café and bakery, and leisure facilities including a swimming pool and gym.

One of Shilbottle's greatest advantages is its close proximity to Alnwick, with regular bus services connecting the village directly to the town. This makes Alnwick's extensive shopping, supermarkets, cafés, restaurants and everyday services particularly accessible, whether travelling by car or public transport.

Alnwick offers an excellent selection of supermarkets, including Sainsbury's, Morrisons, Aldi, Lidl and M&S Foodhall, alongside a growing retail offering featuring Next, B&M, The Range, GO Outdoors and the renowned Turnbull's Northumbrian Food Hall. Its attractive historic centre is also home to independent boutiques, specialist shops, traditional pubs and welcoming cafés.

Beyond its shopping and amenities, Alnwick is celebrated for its magnificent Alnwick Castle and Alnwick Garden, the much-loved Alnwick Playhouse and the famous Barter Books, providing a wonderful choice of cultural attractions and entertainment.

For those who enjoy the outdoors, Shilbottle is ideally placed for exploring the spectacular Northumberland coastline. The sandy beaches of Alnmouth and Warkworth, together with the vibrant harbour town of Amble, are all within easy reach. Nearby access to the A1 provides convenient road connections, while Alnmouth railway station offers mainline services to Newcastle, Edinburgh and London.

Combining the charm and community spirit of a Northumberland village with the shopping, transport links and attractions of nearby Alnwick, Shilbottle offers a particularly appealing place to call home.

The Home.

Clearly well cared for over the years, while offering the opportunity for a new owner to update and personalise the interior at their own pace.

With two double bedrooms, a good-sized single bedroom, a dual-aspect sitting room and a kitchen with space for dining, this is a practical and welcoming home, well suited to couples and families alike.

A Welcoming Approach

Double gates open onto a gravelled driveway extending alongside the house, providing useful off-street parking. The remainder of the front garden is gravelled for ease of maintenance.

A substantial, heavy-duty storage shed, almost garage-sized in its proportions, provides excellent space for bicycles, garden equipment and household storage, with a rainwater collection butt nearby.

A wood-effect UPVC entrance door, sheltered by a storm canopy, opens into a bright hallway with stairs rising to the first floor. A window on the staircase landing allows natural light to filter through the space.

Living Accommodation

The sitting room is a particularly light and pleasant space, with windows

overlooking both the front and rear gardens. A feature fireplace with timber surround, stone backing and hearth, and a flame-effect electric fire provides a focal point, while the room offers ample space for comfortable seating and accompanying furniture.

The kitchen is fitted with cream Shaker-style wall and base cabinets, pewter-effect handles, grey laminate worktops and neutral brick-style tiled splashbacks. There is a stainless-steel sink beneath the side-facing window, space for a freestanding cooker with extractor above, and plumbing for a washing machine. The Ideal Logic combination boiler is also located here. Wood-effect laminate flooring provides a practical finish, and there is space for a dining table. A UPVC door opens directly onto the rear garden.

Completing the ground floor is a useful understairs WC, fitted with easy-care wall panelling and an extractor fan.

First Floor

The staircase rises to a bright landing, with access to the loft and doors leading to three bedrooms and the family bathroom.

The principal bedroom is a comfortable double overlooking the rear garden, with a picture rail and space for freestanding furniture.

The second bedroom is another good-sized double, also enjoying a rear garden outlook and benefiting from a built-in storage cupboard with sliding doors.

The third bedroom is a generous single overlooking the front of the property, offering flexibility as a child's bedroom, guest room or home office.

All three bedrooms are carpeted and well presented.

The family bathroom is finished in neutral tones and comprises a panelled bath with practical wall panelling above, pedestal wash basin and WC. A side-facing window provides natural light, while vinyl flooring and a radiator complete the room.

Gardens and Outside Space

The gardens are a particularly appealing feature of this home.

To the front, the gravelled garden and gated driveway offer easy maintenance and practical parking.

The generous, fully enclosed rear garden is laid mainly to lawn, with a slate-chipped area immediately outside the kitchen door and a pathway leading to an attractive summerhouse.

The summerhouse provides a lovely spot to relax and enjoy the garden, while the substantial storage shed adds further practicality.

An especially pleasing feature is the generous distance between the

property and the houses beyond, giving the rear garden a welcome sense of openness.

A Home to Make Your Own

Fallodon Avenue is a bright, comfortable and well-maintained home with excellent potential. Its practical layout, generous outside space and useful storage make it an appealing choice for a couple or family.

While the interior offers scope for decorative updating to suit modern tastes, it provides a comfortable starting point for a purchaser wishing to make improvements gradually.

Offered for sale with no onward chain, this is a wonderful opportunity to create a home of your own in the popular village of Shilbottle, with Alnwick and the beautiful Northumberland coast close at hand.

Tenure: Freehold

Council Tax Band: A £1711.18

EPC: C

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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

- Offered for sale with no onward chain
- Three-bedroom semi-detached home in Shilbottle, near Alnwick
- Well cared for with scope for updating
- Bright dual-aspect sitting room with feature electric fireplace
- Two double bedrooms and a generous single bedroom
- Cream Shaker-style kitchen with space for dining
- Ground-floor WC and first-floor family bathroom
- Gated gravel driveway providing off-street parking
- Generous, fully enclosed rear garden with an open outlook
- Attractive summerhouse and substantial Lifetime storage shed

Contact Us

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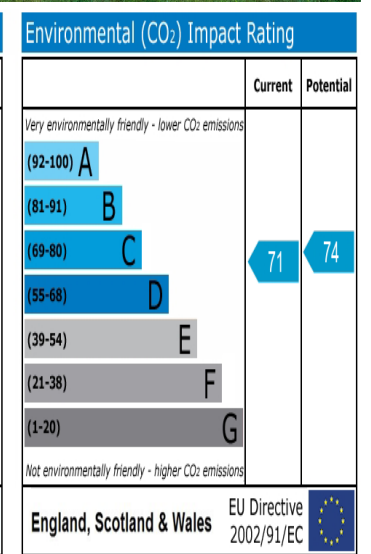
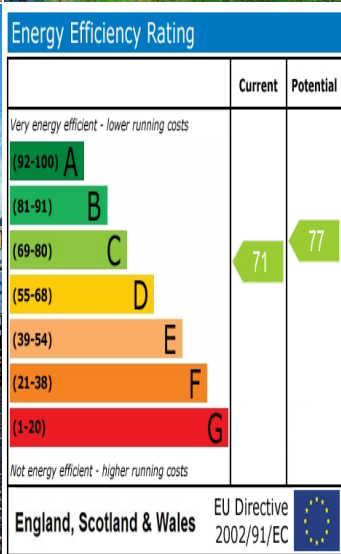
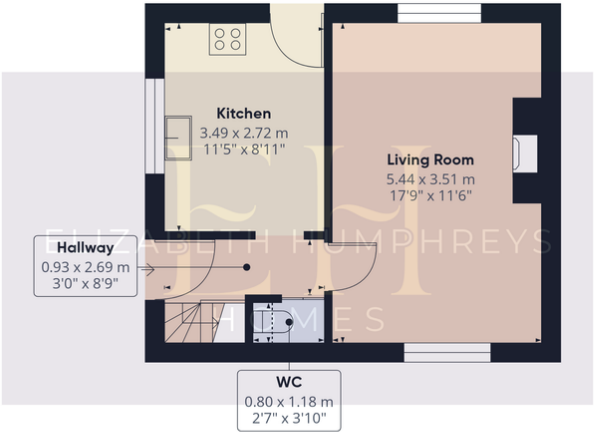
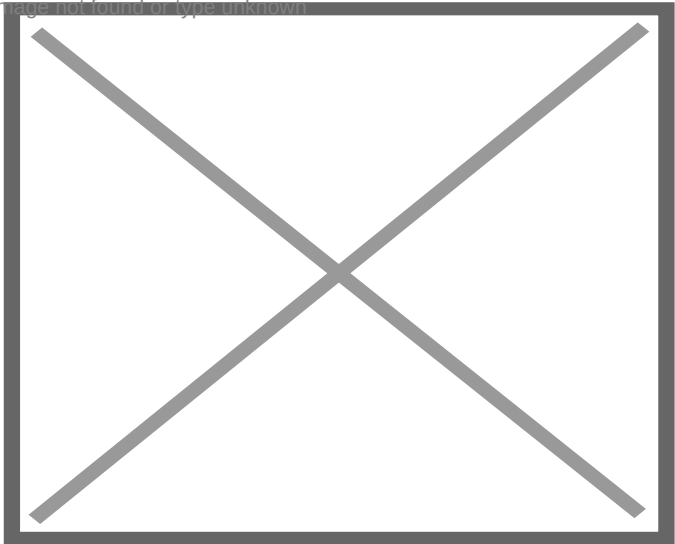
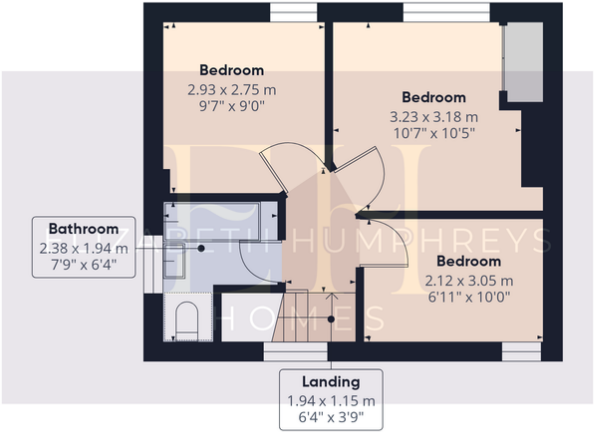


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Ground Floor



Floor 1



Approximate total area^m
63.3 m²
681 ft²

Reduced headroom
0.2 m²
2 ft²

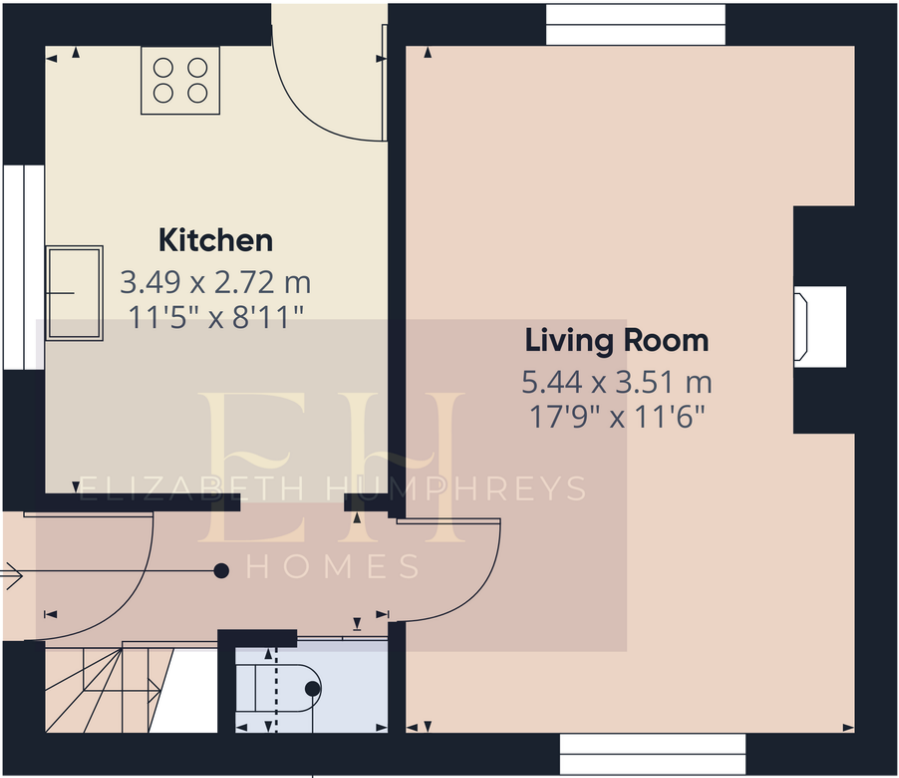
(1) Excluding balconies and terraces

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

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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WC
0.80 x 1.18 m
2'7" x 3'10"

Ground Floor

Approximate total area^m

33.3 m²
358 ft²

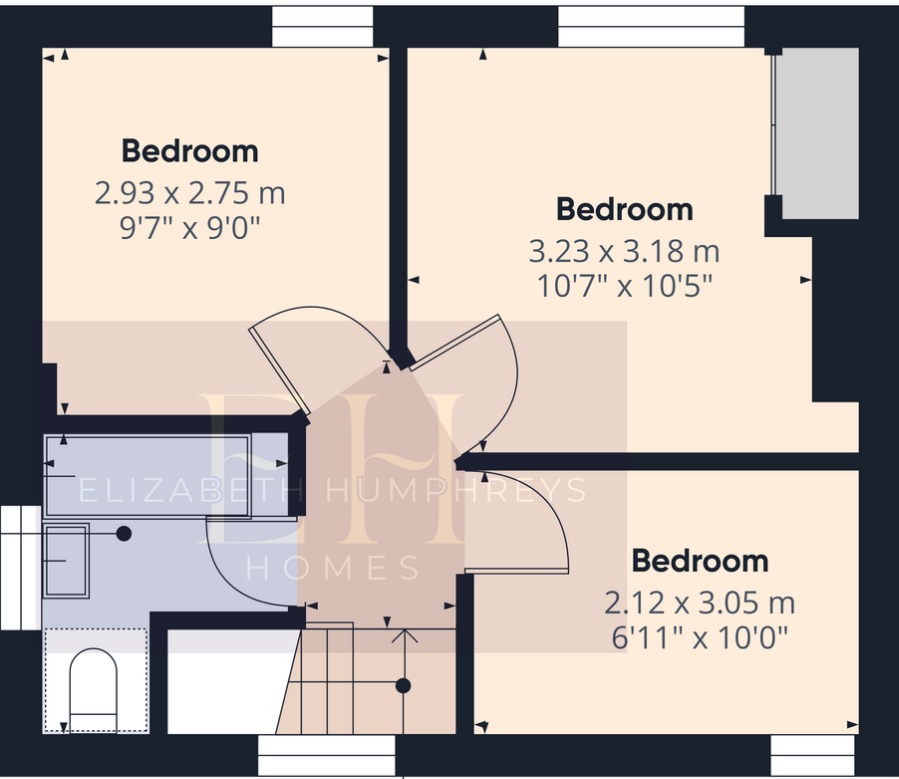
Reduced headroom
0.2 m²
2 ft²

(1) Excluding balconies and terraces

Reduced headroom
Below 1.5 m/5 ft

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Bathroom
2.38 x 1.94 m
7'9" x 6'4"

Landing
1.94 x 1.15 m
6'4" x 3'9"

Floor 1

Approximate total area^m

30 m²
323 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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