

Greensfield Avenue, Alnwick, Northumberland

Offers Over £285,000



Full Description

Situated on the highly sought-after Greensfield Avenue in Alnwick, this fabulous three-bedroom semi-detached home is beautifully presented throughout and combines the character and proportions of an established property with some excellent additions to the original accommodation. With generous driveway parking, three reception areas, a converted former garage and a stunning mature rear garden which is not directly overlooked by another property, this is an exceptionally appealing family home.

The attractive bay-fronted exterior gives an immediate indication of the character within, while the beautifully maintained interior is presented in tasteful, neutral tones and retains period touches including picture rails and generous ceiling heights.

Accommodation

The front door opens into a welcoming entrance hallway, where attractive wood flooring, neutral décor and white-painted internal doors create an excellent first impression. Stairs rise to the first floor, with the principal ground-floor rooms leading from the hallway.

The lounge is a lovely light-filled room, with an impressive bay window to

the front bringing in an abundance of natural light. A traditional picture rail provides a reminder of the property's period character, while a handsome feature fireplace with wooden surround, cast-iron insert and tiled hearth creates a beautiful focal point. Neutral decoration and carpeting complete this warm and inviting reception room.

Positioned behind the lounge is the separate dining room, another generously proportioned reception space with an excellent ceiling height. A further bay window looks out over the fabulous rear garden, while a large built-in cupboard provides useful storage. The room is finished with a picture rail, neutral décor and carpeting.

The kitchen is fitted with a good range of Shaker-style units with solid wood doors, complemented by neutral work surfaces and attractive harlequin-patterned splashback tiling in subtle grey and green tones. Appliances include an eye-level electric oven and four-zone ceramic hob with extractor above, while a one-and-a-half bowl stainless-steel sink and drainer sits beneath the window. Practical hard flooring completes the space.

A door from the kitchen leads into a particularly useful addition to the property – an extended sitting and garden room providing an excellent additional everyday living space. Beautifully neutral and carpeted, the room combines a more traditional solid-roofed sitting area with a light-filled glazed section overlooking the garden. A door provides direct access outside, making this a wonderful room from which to enjoy the rear garden throughout the seasons.

The former garage has been cleverly adapted to create a substantial boot room/utility area, providing valuable additional storage together with space for a washing machine and tumble dryer. A door to the front of the property makes this an extremely practical everyday entrance.

First Floor

The staircase rises to the first-floor landing, from which there are three bedrooms and the family bathroom.

The principal bedroom is a particularly generous double room, enhanced by an attractive bay window to the front. A full wall of contemporary fitted wardrobes provides an impressive amount of storage without compromising the excellent proportions of the room. Neutral decoration, carpeting and modern radiators complete the space.

Bedroom two, positioned to the rear, is another excellent double bedroom. This room also benefits from a substantial bank of floor-to-ceiling fitted wardrobes with light contemporary doors, together with lovely views across the mature rear garden.

Bedroom three is a pleasant single bedroom overlooking the front of the property. Bright, neutral and well presented, it would work equally well as a child's bedroom, nursery or home office.

The family bathroom is smartly presented and fully tiled from floor to ceiling in neutral tones with a subtle decorative border. A low maintenance

ceiling incorporates recessed spotlights, while a window provides natural light. The suite includes a white bath, separate shower enclosure, concealed-cistern WC and a contemporary high-gloss vanity unit with wash basin, complemented by practical hard flooring.

Outside

To the front, the property benefits from ample driveway parking, providing excellent off-road space for several vehicles.

The rear garden is a real highlight of this home. Generous, beautifully established and wonderfully mature, it provides an attractive and private setting for relaxing, entertaining and enjoying the outdoors.

Importantly, the garden is not directly overlooked from the rear by another house, enhancing the feeling of space and privacy. Mature planting creates an established backdrop, while a summerhouse positioned further down the garden provides an additional feature and an ideal place to sit and enjoy the surroundings.

Location

Greensfield Avenue is a particularly desirable residential address within the historic Northumberland market town of Alnwick. Its established surroundings, attractive homes and convenient position make it an enduringly popular choice, with the town's shops, schools, leisure facilities and everyday amenities all readily accessible.

Alnwick itself offers an excellent combination of historic character and modern convenience, with a thriving town centre and superb access to the wider Northumberland countryside and coast.

Beautifully presented, wonderfully spacious and complemented by an exceptional rear garden, Greensfield Avenue offers a superb opportunity to acquire a characterful and versatile family home in one of Alnwick's most sought-after residential locations.

Tenure: freehold

EPC:

Council Tax Band: B 26/27 Charge - £2056.92

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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

- Fabulous three-bedroom semi-detached family home
- Highly sought-after Greensfield Avenue location
- Beautifully presented in neutral tones throughout
- Characterful bay windows and period features
- Separate lounge and dining room
- Extended sitting room and light-filled garden room
- Converted garage providing substantial boot room/utility space
- Two generous double bedrooms with extensive fitted wardrobes
- Ample driveway parking
- Stunning mature rear garden with summerhouse and no property directly behind

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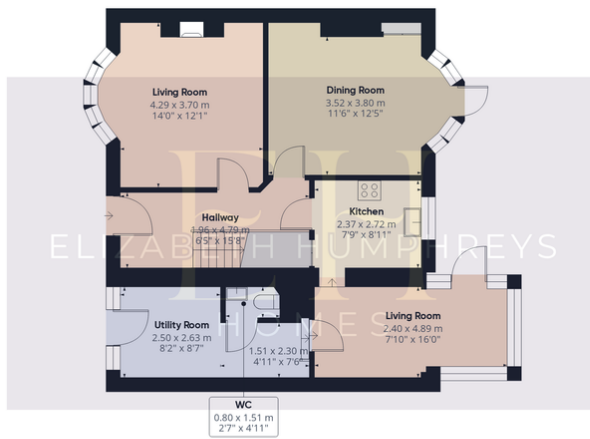
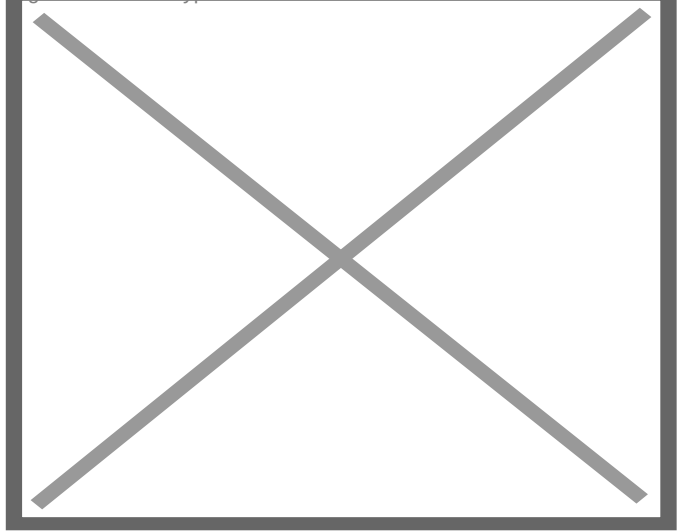




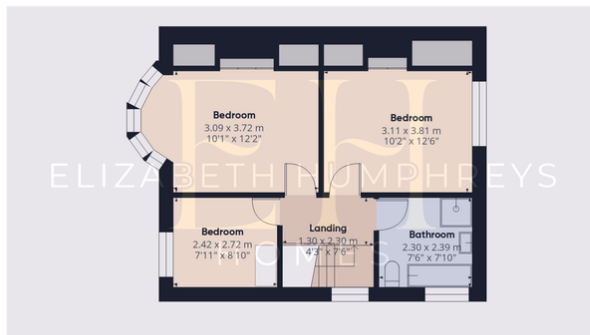








Ground Floor



Floor 1



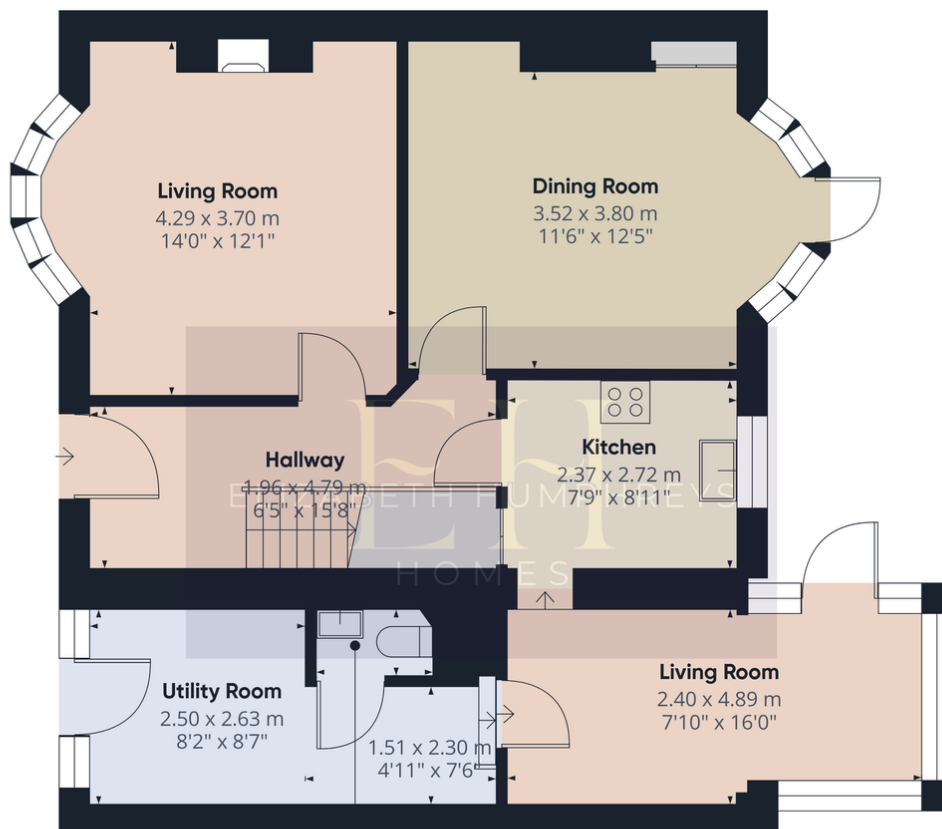
Approximate total area^m
117.1 m²
1260 ft²

(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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Ground Floor

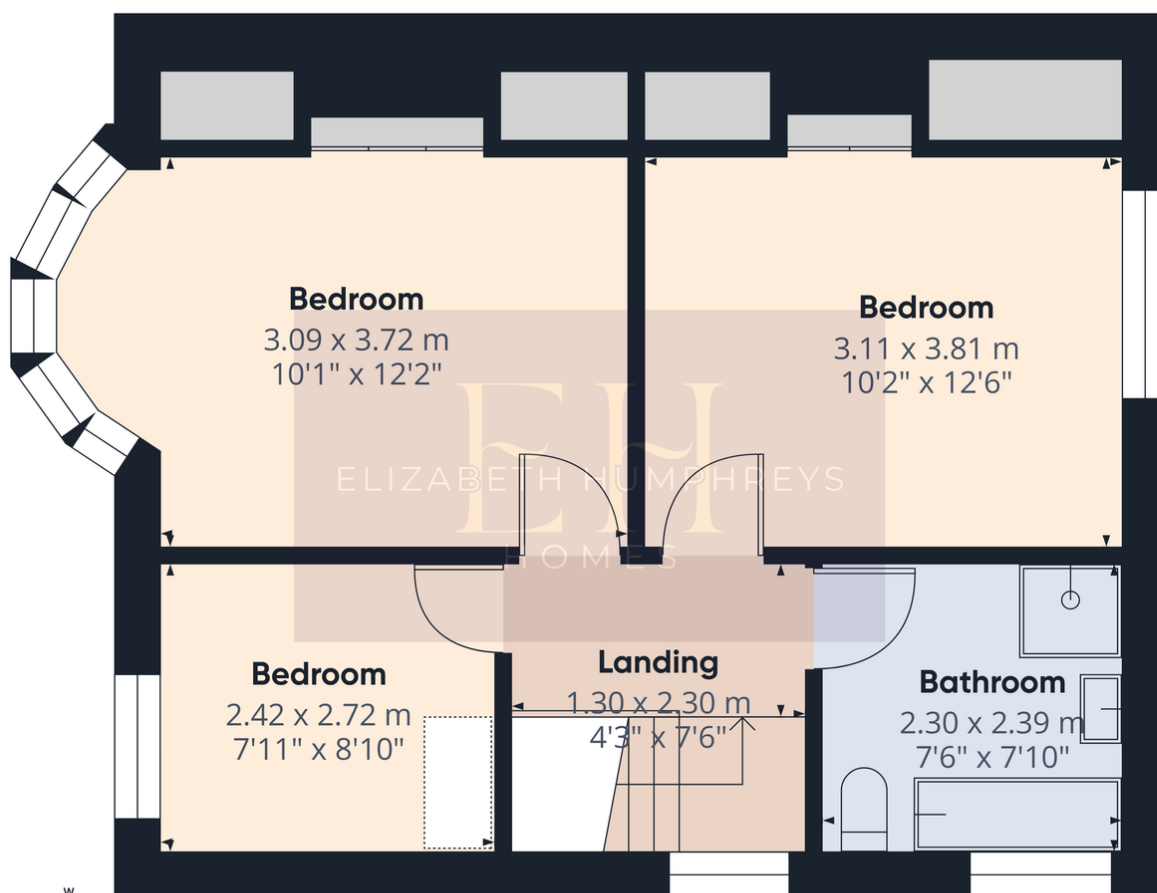
Approximate total area⁽¹⁾

73 m²
786 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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Floor 1

Approximate total area⁽¹⁾

44.1 m²
474 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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