

Hillcrest Park, Alnwick, Northumberland

Offers Over £450,000



Full Description

A superb property, upgraded and extended, situated in a much sought after quiet residential area and within walking distance of the town centre. Elizabeth Humphreys Homes are delighted to welcome to the market this 5 bedroomed detached property located in the market town of Alnwick. Well-maintained and offering stylish and comfortable living, this family home boasts driveway parking for up to 3 vehicles, low maintenance front and rear gardens with outdoor security lighting, super-fast fibre connection, uPVC windows and a composite front door, gas central heating controlled by a Hive heating system, and all the other usual mains connections.

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 door opens into a spacious entrance hallway, finished with quality engineered oak flooring which extends throughout most of the

ground floor. The stairs, with storage beneath, ascend to the first floor and various doors lead off. The ground floor WC is a superb asset as it negates the need to continually frequent the upstairs facilities. The suite comprises a close coupled toilet with a push button behind and a full pedestal hand wash basin before a window, with privacy glass, allowing for natural light. The space is finished with square stone effect floor tiles and half height wall tiling creating a sleek and stylish look. This room is spacious enough to be remodelled to form a shower/bathroom therefore facilitating ground floor living if you so wished.

The first main door opens into the bright and welcoming lounge which benefits from a large picture window to the front and a pair of sliding doors which open to the rear garden. A gas feature fireplace, with a stone surround and hearth, forms an attractive focal point set before a beautiful blue and gold coloured feature wall which is a sophisticated and elegant interior design.

A second reception room offers another comfortable space in which to relax. This could be utilised as a dining room, a snug or a second television room if you so wished. A window to the front allows for plenty of natural light and a door to the side conveniently opens to the converted garage.

The kitchen, with stylish anthracite-coloured floor tiles, offers a good number of wall and base units with a wood effect door complemented by a contrasting dark stone effect laminate work surface with a matching up stand. In terms of fitted equipment, there is a full-sized dishwasher, a washer-dryer, a fridge-freezer, a four-burner gas hob beneath a chimney style extractor fan, a double oven and two single bowl stainless steel sinks. The boiler is housed in a wall unit for ease of access, two windows overlook the rear of the property, and a door provides external access. A rear door opens to the garage which houses the tumble dryer, electrical consumer unit and offers further beneficial storage, as well as benefiting from an electrically operated front door.

The dining room, formerly the original garage, is another superb multi use room offering spacious light and bright living with a window overlooking the front of the property.

Taking the stairs to the first floor, the landing opens to five bedrooms and the family bathroom. A window at the top of the stairs illuminates the space perfectly.

The primary bedroom is a large super king-sized room, with en-suite facilities, showcasing stunning feature walls the style of which reflects that of the lounge which creates continuity between the different spaces. This light and restful room offers plenty of space to accommodate a range of fitted furniture. The en-suite comprises a walk-in shower cubicle with wet walling and a single showerhead within, a close coupled toilet with a push button behind and a full pedestal hand wash basin with an illuminated mirror and storage above. A window, with privacy glass, allows for natural light and the space is finished with sandstone coloured tiling.

Bedroom 2 is a large king-sized room, ideal as a guest bedroom, with a window capturing views to the front of the property. This relaxing room

offers plenty of storage options.

Bedroom 3 is a generously proportioned double room taking advantage of views to the front. This light and bright room also presents various storage options.

Bedroom 4 is a large single room which captures views to the front and offers space to accommodate a full bank of built in wardrobes if you so wished.

Bedroom 5 is single room with a window to the rear. This would be ideal as a home office or dressing room.

The family bathroom has been recently updated and comprises a large double shower with a water fall shower head, a separate shower head and a built in niche for accessories within, a close coupled toilet with a push button behind, a bath with a mixer tap over and a wall hung hand wash basin with a vanity unit and illuminated mirror above. A chrome heated towel rail ensures added comfort. A window allows for natural light illuminating the attractive tiling choices which creates a designer boutique hotel style look.

Securely fenced to allow children and family pets to play safely, the rear garden is mainly laid to lawn with a path providing access to a decked area and raised planters. The space is framed by mature trees forming an attractive backdrop when enjoying al fresco dining with family and friends. A gate further along the street opens onto a rear lane ideal for dog walking and provides easy access to many routes throughout the stunning surrounding countryside.

Tenure: Freehold
Council Tax Band:
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

- Ground Floor WC
- Extended versatile living spaces
- Driveway Parking
- Garage
- Gardens
- Ensuite
- Easy walk in to Alnwick
- Good transport links

Contact Us

EH Homes

Casey Lodge Park Road,
Swarland
Morpeth
Northumberland
NE65 9JD
T: 01665 661170
E: info@eh-homes.co.uk









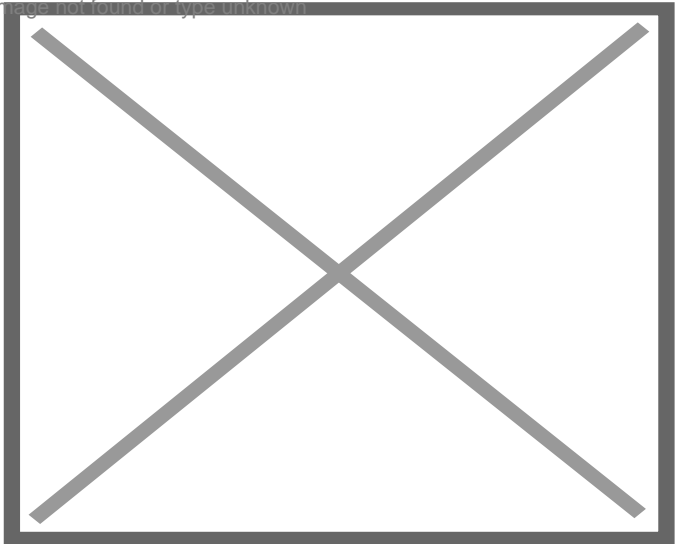




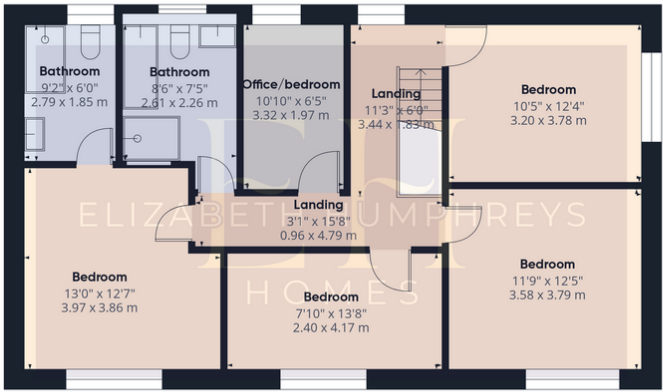
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	73	83
England, Scotland & Wales		
EU Directive 2002/91/EC		

Environmental (CO ₂) Impact Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
	69	79
England, Scotland & Wales		
EU Directive 2002/91/EC		

Image not found or type unknown



Ground Floor



Floor 1



Approximate total area^m
1949 ft²
181.1 m²

(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.

GIRAFFE360



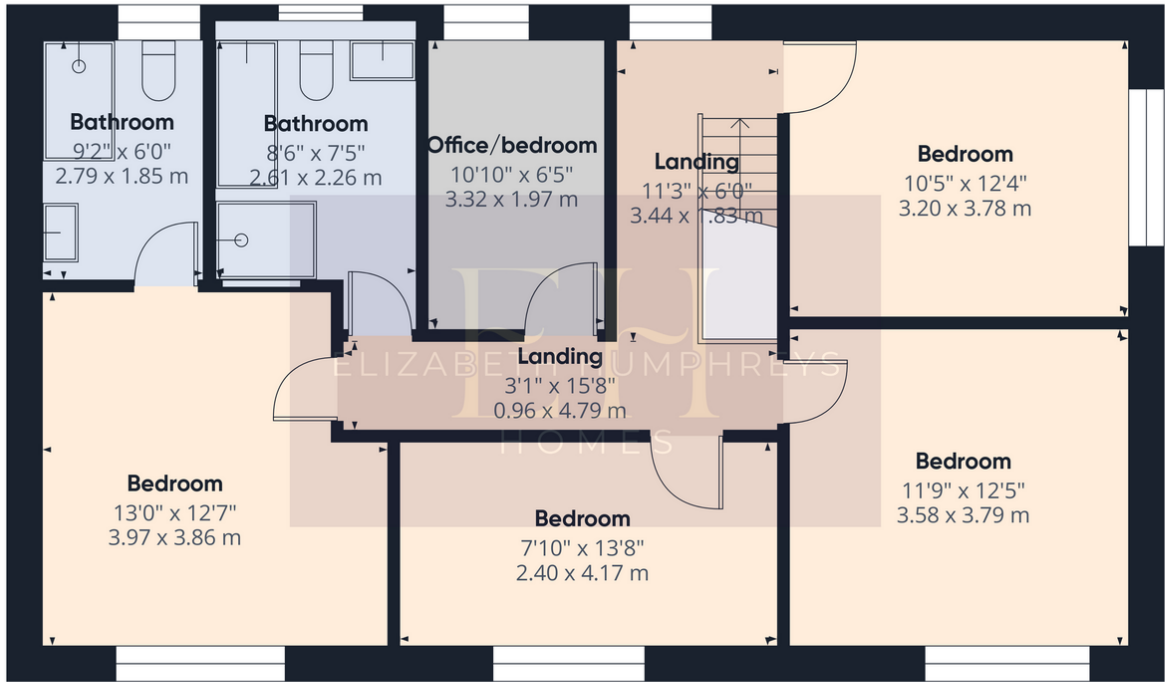
Approximate total area⁽¹⁾
1117 ft²
103.8 m²

(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.

GIRAFFE360

Ground Floor



Approximate total area⁽¹⁾
832 ft²
77.3 m²

(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.

GIRAFFE360

Floor 1