

# Percy Road, Shilbottle, Alnwick, Northumberland

Offers Over £225,000



## Full Description

Elizabeth Humphreys Homes are delighted to offer this charming 4 bedroomed end of terrace stone-faced home benefitting from an attractive front garden, a low maintenance rear garden, driveway parking leading to a single garage to the rear, uPVC windows and doors, good storage, gas central heating and all the other usual mains connections.

The thriving former mining village of Shilbottle is the location of this property which enjoys the benefit of a rural community but with easy access to a greater range of facilities nearby in Alnwick. The village has a range of amenities including village store, hairdressers and beauty room, 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.

Entry is via the front door which opens into an internal hallway with doors leading left and right and stairs ascending to the first floor.

Dual aspect with a large window overlooking the front of the property and

French doors taking advantage of rear garden views, the lounge-diner is a beautifully light and bright room. Finished with a sumptuous carpet, this is a comfortable space in which to spend time with family and friends.

The kitchen is spacious and offers a good number of wall and base units with a light-coloured shaker style door complemented by a granite effect work surface and a mosaic tile splash back. There is a four-burner gas hob beneath a chimney style extractor fan, an under bench electric oven, a bowl and a half stainless steel sink with a designer tap above. Two windows provide uninterrupted views over the rear garden and the space is finished practically with LVT flooring.

The utility room incorporates a ground floor WC which is beneficial as it negates the need to continually frequent the upstairs facilities. The utility room, with LVT flooring, offers plumbing and space for a washing machine and space for a tumble dryer and an American style fridge freezer. A door provides external access, and a further door opens to the well-presented ground floor WC which comprises a close coupled toilet with a push button behind and a pedestal corner wash hand basin with a splash back tile.

A second reception room, currently utilised as a playroom, offers another light and bright space and is finished with LVT flooring. This well-presented room could be a ground floor bedroom if you so wished or an office or second television room: a superb multi use space.

Taking the stairs to the first floor, the landing opens out to four bedrooms, two bathrooms and a useful storage cupboard with the mains gas boiler in side.

The primary bedroom is a large double room with a window overlooking the front of the property and plenty of wardrobe storage. Wood panelling adorning the feature wall creates a stylish look and this room benefits from en-suite facilities comprising of a shower cubicle with a shower within, a close coupled toilet with a push button behind and a pedestal wash hand basin. The space is finished with neutral white tiling to half height around the walls extending to full height within the shower cubicle creating a crisp and fresh look.

Bedroom 2 is a good-sized double room to the front with a large window allowing plenty of natural light to circulate.

Bedroom 3 is a spacious single room taking advantage of views to the rear of the property.

Bedroom 4 is another large single room to the rear. All the bedrooms are beautifully well-presented relaxing spaces.

The family bathroom, with LVT flooring and neutral white tiling to the walls, comprises a white bath with a tap over, a pedestal wash hand basin and a close coupled toilet with a push button behind. Natural light enters via a window to the rear.

Externally, the rear garden is a superb outside space which is secure to allow children and family pets to play safely. Low maintenance and fully paved, this is a perfect place in which to entertain family and friends and

enjoy al fresco dining. A gate leads out to the rear and other amenities include an outside tap and electric sockets.

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

- Garage
- Garden
- Driveway
- Spacious living spaces
- Light and bright
- Good transport links
- Walk to shops
- Short drive from Alnwick

## Contact Us

### EH Homes

Casey Lodge Park Road,  
Swarland  
Morpeth  
Northumberland  
NE65 9JD

T: 01665 661170

E: [info@eh-homes.co.uk](mailto:info@eh-homes.co.uk)







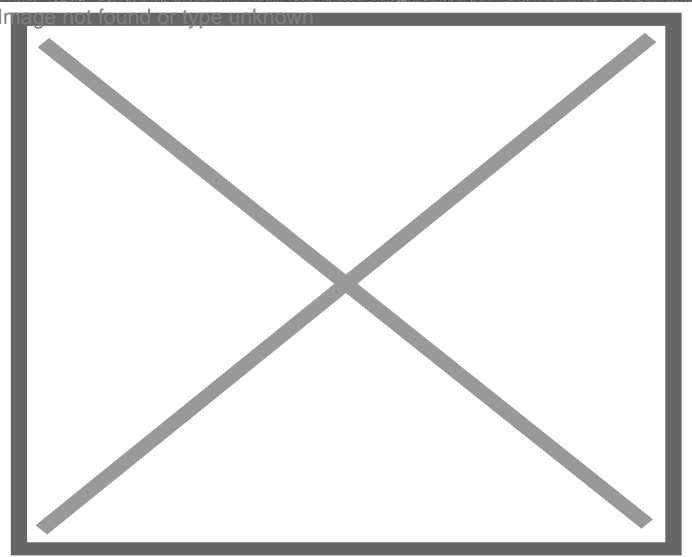


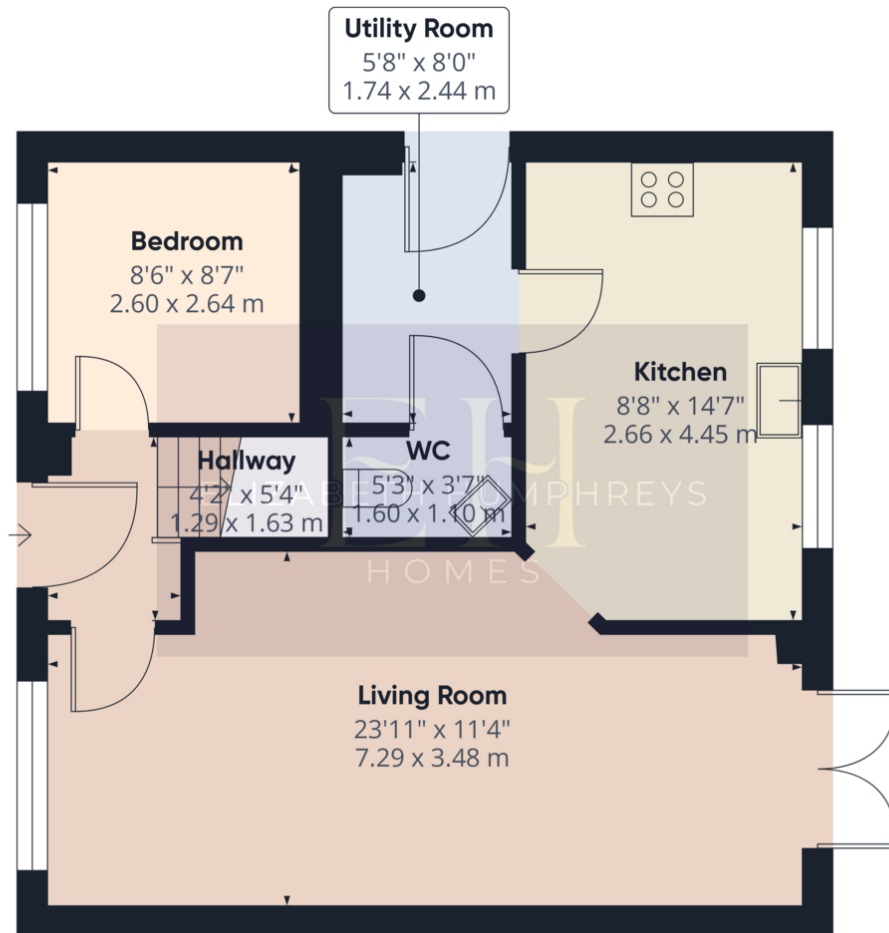




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	70	82
England, Scotland & Wales		
EU Directive 2002/91/EC		

Environmental (CO <sub>2</sub> ) Impact Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
	69	80
England, Scotland & Wales		
EU Directive 2002/91/EC		





Ground Floor Building 1

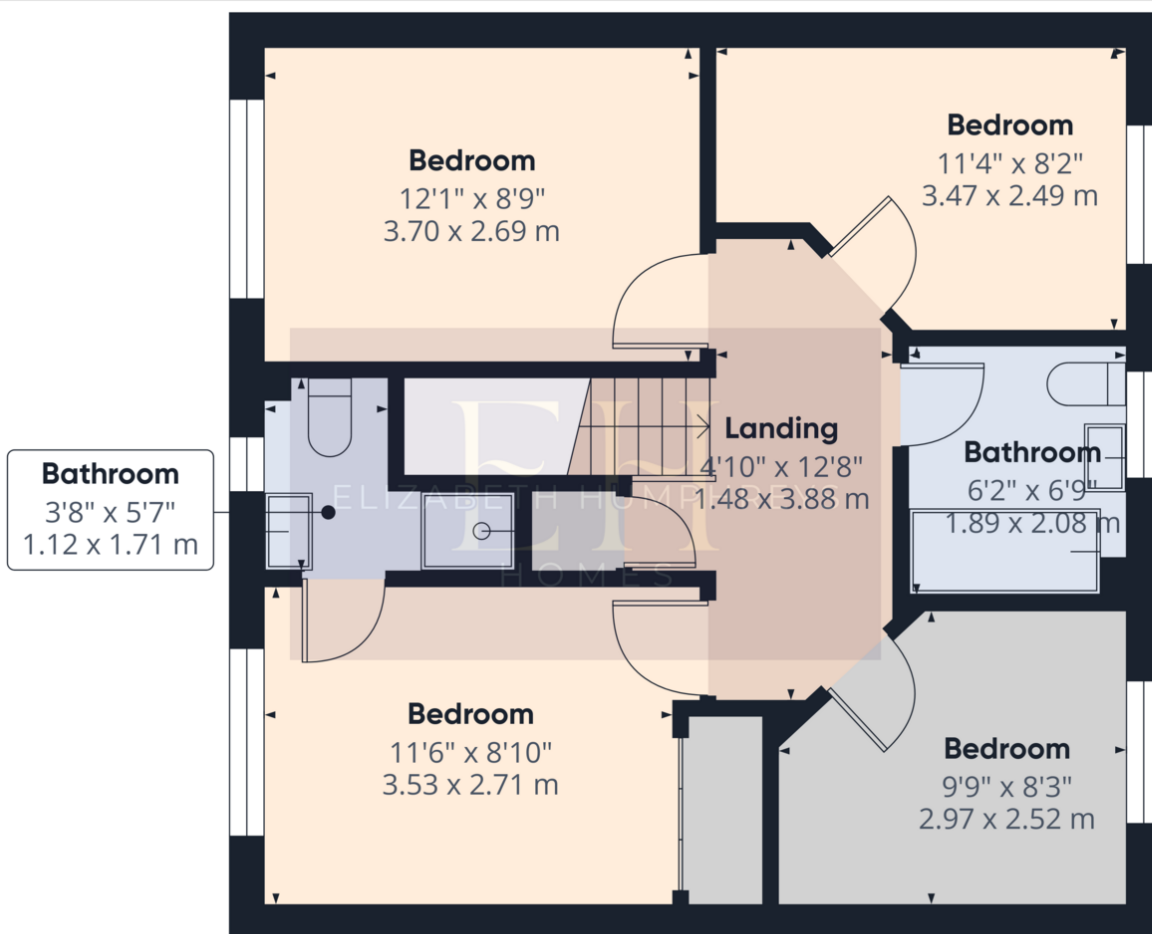


Approximate total area<sup>(1)</sup>  
548 ft<sup>2</sup>  
51 m<sup>2</sup>

(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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Floor 1 Building 1

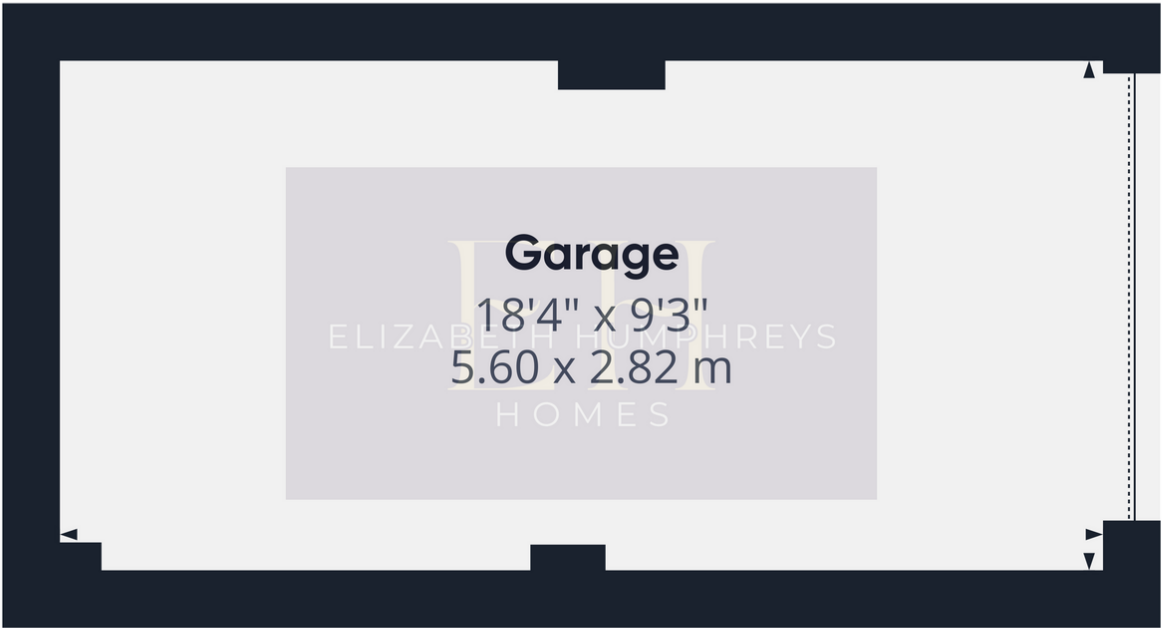


Approximate total area<sup>(1)</sup>  
516 ft<sup>2</sup>  
48 m<sup>2</sup>

(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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**Garage**  
18'4" x 9'3"  
5.60 x 2.82 m  
ELIZABETH HUMPHREYS  
HOMES

**Approximate total area<sup>(1)</sup>**  
172 ft<sup>2</sup>  
16 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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Ground Floor Building 2