

# Ravensmede, Alnwick

Offers Over £195,000



## Full Description

Elizabeth Humphreys Homes are delighted to welcome to the market this fabulous 3-bedroomed property in the Northumberland market town of Alnwick. Although requiring some modernisation, the property boasts attractive cottage-style front and rear gardens both of which are securely enclosed to allow children and family pets to play safely. In addition the property benefits from uPVC door and wooden doors, wooden double-glazed windows, gas central heating and all the other usual mains connections. This property is located in a very quiet, much sought after area and is within walking distance of the town centre.

Alnwick, with its cobbled streets and beautiful old buildings, has recently had the honour of being voted one of the best places to live in the UK. Alnwick is a town brimming with history and culture, from the tranquillity of Barter Books to the splendour of the Alnwick Castle and gardens. 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 town centre also has excellent amenities including several banks, GP surgeries, dental practices and a fabulous leisure centre to name but a few. Alnwick has a good selection of schools for all ages.

Entry is via the front door into a lovely light and open hallway with stairs leading to the first floor and various doors leading off. Beneath the stairs, there is a good-sized space affording excellent storage potential.

The kitchen is entered through a stained effect-glass bi-fold door and offers a good number of wall and base units and plenty of functional work surfaces complemented by splashback tiling. There is an electric oven, a four-burner ceramic hob with an extractor fan above, and space for a free-standing slimline dishwasher and a further appliance. There is space for a free-standing fridge freezer and space and plumbing for a washing machine and a tumble dryer. A bowl and a half stainless steel sink sits below a large window that overlooks the rear garden. A narrow door leads from here into the rear garden.

The lounge/diner can be entered via two separate doorways from the hallway, one into the lounge side and the other into the dining room side. The light and spacious dining room overlooks the cottage-style front garden and allows you to easily enjoy the views of the flowers and plants in all types of weather. An opening, which could incorporate French doors if required, leads into the lounge. There are sliding French doors opening out into the rear garden. The wood burner forms an attractive focal point and adds to the overall character of the property.

Taking the stairs to the first floor and passing a window at the foot of the stairs, the landing, with a further window, opens out to 3 bedrooms and the family bathroom. The landing is a good size and has loft access with a ladder.

The main bedroom is an incredibly spacious double room. A huge amount of natural light circulates courtesy of the large window overlooking the rear of the property.

Bedroom 2 is another generously-sized double overlooking the rear. There is a full bank of built-in wardrobes which offer excellent storage.

Bedroom 3 is a very large single room. The window overlooks the front of the property and there are built-in cupboards for storage.

The family bathroom is in need of updating but offers an excellent space allowing you to create your own dream bathroom. The light avocado-coloured suite comprises a bath with electric shower over behind a shower curtain, a close-coupled WC and a pedestal wash hand basin. The wall is fully tiled around the bath and shower area with the remainder of the room being half tiled. The room is finished with vinyl flooring. Natural light enters through the window overlooking the front.

Externally the front garden is a lovely sunny spot to sit in the summer sun on the Indian stone laid patio, and take in all the mature planting. An L-



shaped back garden boasts two brick-built storage buildings. The borders are well stocked with pretty flowers and shrubs. A pathway at the side leads to the rear garden where there is a paved area, a lovely place to sit and relax with a cup of coffee or a glass of wine in those warm summer months, and where there is also a raised veg bed. A gateway leads from the rear garden onto a small lane at the foot of the garden. There is plenty of parking available in the cul-de-sac.

Freehold

Council Tax Band: B

EPC: D

#### 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 gas 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 which is of particular importance to you, please contact us and we will try and clarify the position for you.

## Features

- Light and spacious family property
- Quiet location
- Open plan living/dining room
- Mature gardens front and rear
- Walk into Alnwick
- Three double bedrooms
- On street parking

## Contact Us

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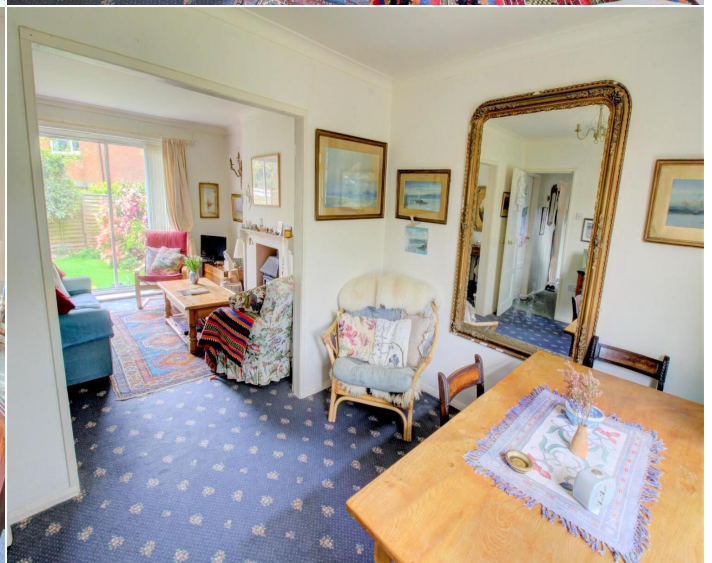




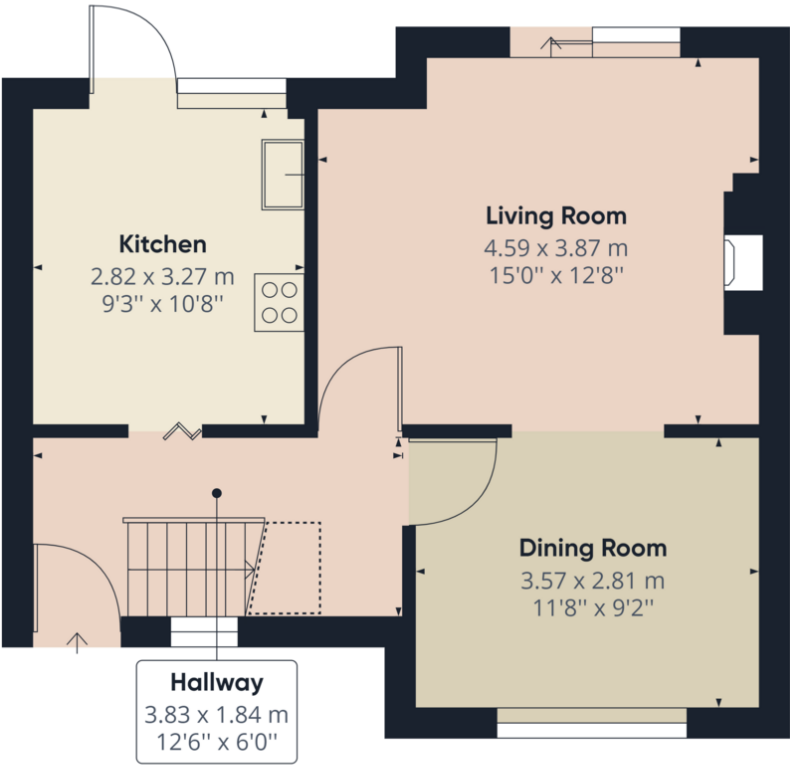
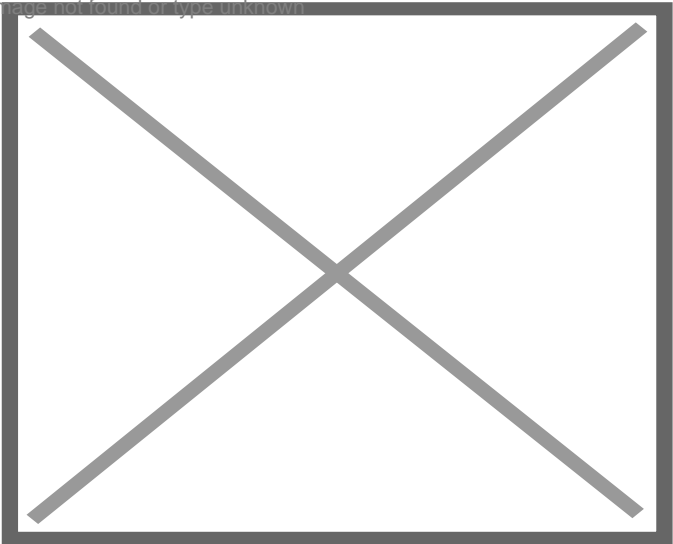








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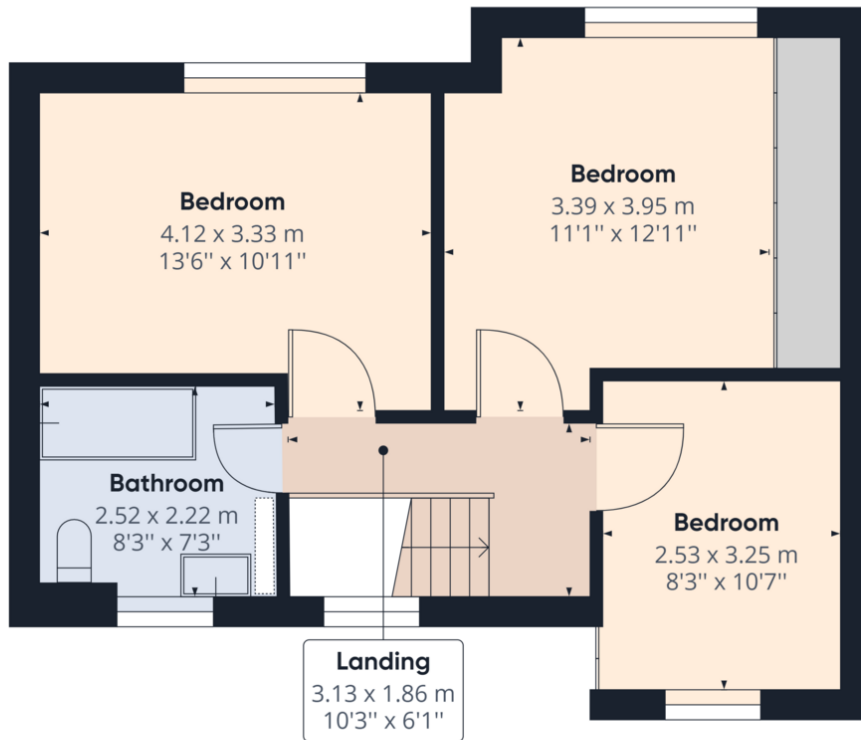
Ground Floor

<b>Approximate total area<sup>(1)</sup></b>
481.07 ft <sup>2</sup> 44.69 m <sup>2</sup>
<b>Reduced headroom</b>
10.92 ft <sup>2</sup> 1.01 m <sup>2</sup>

(1) Excluding balconies and terraces

 Reduced headroom  
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.



Floor 1

**Approximate total area<sup>(1)</sup>**  
492.78 ft<sup>2</sup>  
45.78 m<sup>2</sup>

(1) Excluding balconies and terraces

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