Redwood Rise, Alnwick, Northumberland

Offers Over £700,000



Full Description

A superbly presented executive home offering light and bright contemporary living within a prestigious new development in the Northumberland town of Alnwick. Elizabeth Humphreys Homes are delighted to welcome to the market this fabulous 5 bedroomed four bathroomed family home which benefits from driveway parking for three cars leading to an integral double garage with an electric door, attractive low maintenance front and rear gardens, underfloor heating, super-fast fibre connection for the busy family and home workers, quality oak internal doors, uPVC windows and doors, gas central heating and all the other usual mains connections. This newly built property retains some of the builders' guarantee and is superbly located in a much sought-after residential area and is within walking distance of the town centre, local shops, schools and bus stops.

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.

A recessed porch frames the front door, with privacy glass to either side, which opens into the spacious and airy entrance hallway with various doors leading off to the stunning kitchen-dining-family room to the rear, the warm and inviting lounge and the large double garage. There is storage beneath the stairs which accommodates the manifold for the underfloor heating and the electrical consumer unit in addition to offering space to hang coats and store shoes. The hallway is finished with high quality porcelain tiling which extends throughout the ground floor creating a seamless transition between the different spaces.

Bathed in natural light courtesy of almost floor to ceiling windows overlooking the front, the lounge is an inviting space in which to spend time with family and friends. A media wall forms an attractive focal point with space for a television with a feature fireplace beneath and recessed spaces to either side ideal for displaying family photographs or treasured ornaments. This is a superb room in which to spend time at the end of the day enjoying your favourite television programme or relaxing reading a magazine or a book.

Located to the rear of the property, the kitchen-dining-family space is a glorious room appealing to modern living. There is plenty of space within the living area for a range of comfortable seating before a large window which overlooks the rear garden. The space flows freely into the dining area which comfortably accommodates a large dining table with accompanying chairs. This is the ideal space in which to entertain family and friends or for children to complete homework or exchange stories of the day whilst you create culinary delights within the kitchen – a superbly sociable space. A pair of bi-fold doors open into the rear garden facilitating the free flow of movement between indoor and outdoor living ideal for parties and entertaining. The area moves seamlessly into the kitchen area which benefits from a range of upgraded features. The kitchen area offers a good number of wall and base units with a light-coloured handleless door complemented by a marble-look Silestone work surface, with matching upstand, leading to a breakfast bar area which offers further seating. In terms of fitted equipment (predominantly AEG appliances), there is a fridge-freezer, a double oven, a microwave, a dishwasher, a four-place induction hob beneath a recessed extractor fan and a splashback and a bowl and a half Belfast style Silestone sink with a drainer cut in at the side beneath a window overlooking the rear garden.

The utility room leads from the kitchen and offers further matching wall and base units to those of the kitchen, an acrylic sink with drainer cut in to the work surface and space and plumbing for a washing machine. The boiler is housed in a wall unit for ease of access and there is a door which provides external access to the side of the property.

A second door provides convenient access to a well placed ground floor WC which comprises a concealed cistern toilet with a push button behind, a wall mounted hand wash basin with a vanity unit beneath and a chrome heated towel rail ensures added comfort.

Taking the stairs to the first floor the spacious landing, illuminated by natural light entering via a large window, opens out to five bedrooms and

three bathrooms. The current owners have created an office space within the landing, but this could be utilised as a library or music area if you so wished. There are two spacious cupboards one of which houses the hot water cylinder and the other houses the manifold for the underfloor heating in addition to offering storage space. Loft access is available.

The primary bedroom is a large double room bathed in natural light courtesy of the large floor to ceiling windows which overlook the front of the property. There is plenty of space for a range of bedroom furniture in addition to a walk-in wardrobe-dressing area. The modern en-suite, showcasing Villeroy and Boch ceramics, comprises a double shower with a waterfall shower head and a separate shower head within, a concealed cistern toilet with a push button behind, a wall mounted mirrored storage unit, a wall mounted hand wash basin with a vanity unit beneath and a black chrome heated towel rail ensures added comfort. The space has been finished with attractive tiling creating a boutique hotel-style feel.

Bedroom 2 is a spacious double room taking advantage of views to the rear. The en-suite, again with Villeroy and Boch ceramics, comprises a shower with a waterfall shower head and a separate shower head behind a glass screen, a wall mounted vanity unit with a hand wash basin on top, a concealed cistern toilet, an illuminated mirror and a white heated towel rail. The space is finished with white marble-effect tiling creating a crisp and fresh finish which works in harmony with the bronze-coloured fittings.

Bedroom 3 is a good-sized double with a window overlooking the rear, with fitted wardrobe storage.

Bedroom 4 is a generous double room offering a range of built-in storage. This room benefits from two windows allowing for natural light: one to the front and one to the side.

Bedroom 5 is another bedroom with a window overlooking the front. Currently a playroom, this room could also be utilised as an office or a hobby room. All the bedrooms are well presented and allow the easy addition of accent colour should you so wish.

The family bathroom, also with Villeroy and Boch ceramics, comprises a free-standing bath, showcasing a black free-standing tap with shower attachment, a wall mounted vanity unit with a hand wash basin on top, a concealed cistern toilet, a black-coloured heated towel rail and an illuminated mirror. The space is finished with attractive light sandstone-coloured tiling and natural light enters via a window to the rear.

Externally, the rear garden is a large outside space in which you can relax and unwind at the end of the day. There is a substantial paved area accessed from the kitchen-dining-family room which is the ideal space to enjoy alfresco dining with family and friends during the warm summer months. Mainly laid to lawn this is a low maintenance space with a border to the side with a couple of newly planted fruit trees. The garden is securely enclosed to allow children and family pets to play safely.

Tenure: Freehold
Council Tax Band: F £3,819.98 for the 2026/27 financial year
EPC: B

“We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have agreed to instruct us in your sale or had an offer accepted on a property you wish to buy. The cost of these checks is £60 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us publishing your property (in the case of a vendor) or issuing a memorandum of sale (in the case of a buyer), directly to Lifetime Legal, and is non-refundable."

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

- Double garage
- Garden
- Driveway parking
- Walk into Alnwick
- Builders guarantee
- Quality fixtures and fittings
- Sought after location
- Lovely and light and spacious

Contact Us

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TOYS







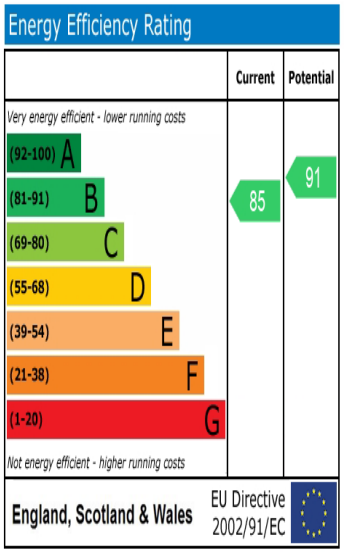











Energy Efficiency Rating
Current
Potential
Very energy efficient - lower running costs
(92-100) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not energy efficient - higher running costs
85
91
England, Scotland & Wales
EU Directive 2002/91/EC

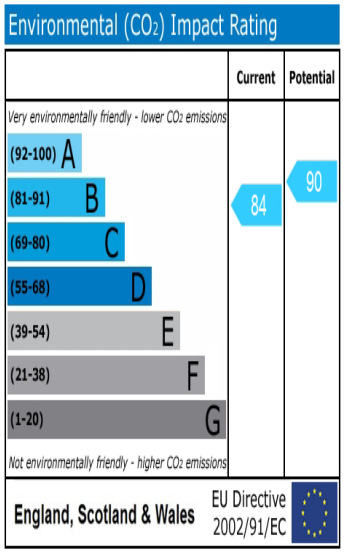
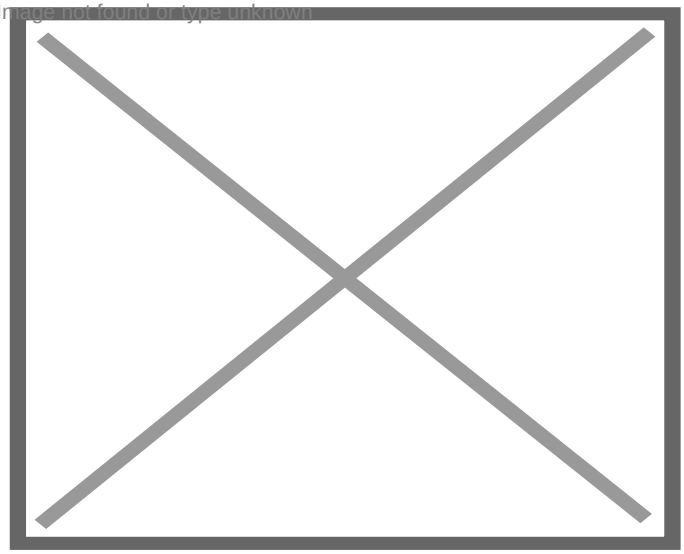
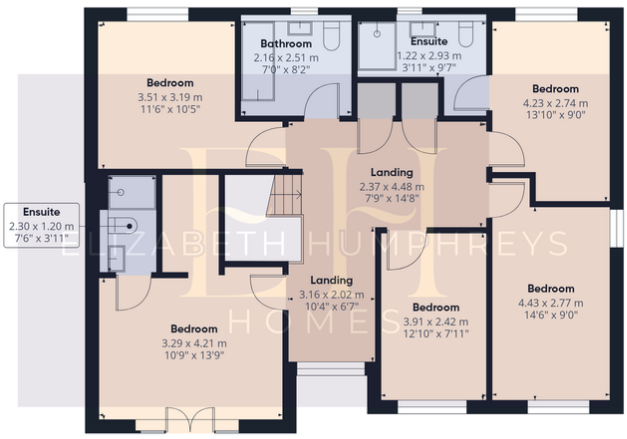

Environmental (CO2) Impact Rating
Current
Potential
Very environmentally friendly - lower CO2 emissions
(92-100) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not environmentally friendly - higher CO2 emissions
84
90
England, Scotland & Wales
EU Directive 2002/91/EC

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Ground Floor



Floor 1



Approximate total area(1)

196.2 m²

2111 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)

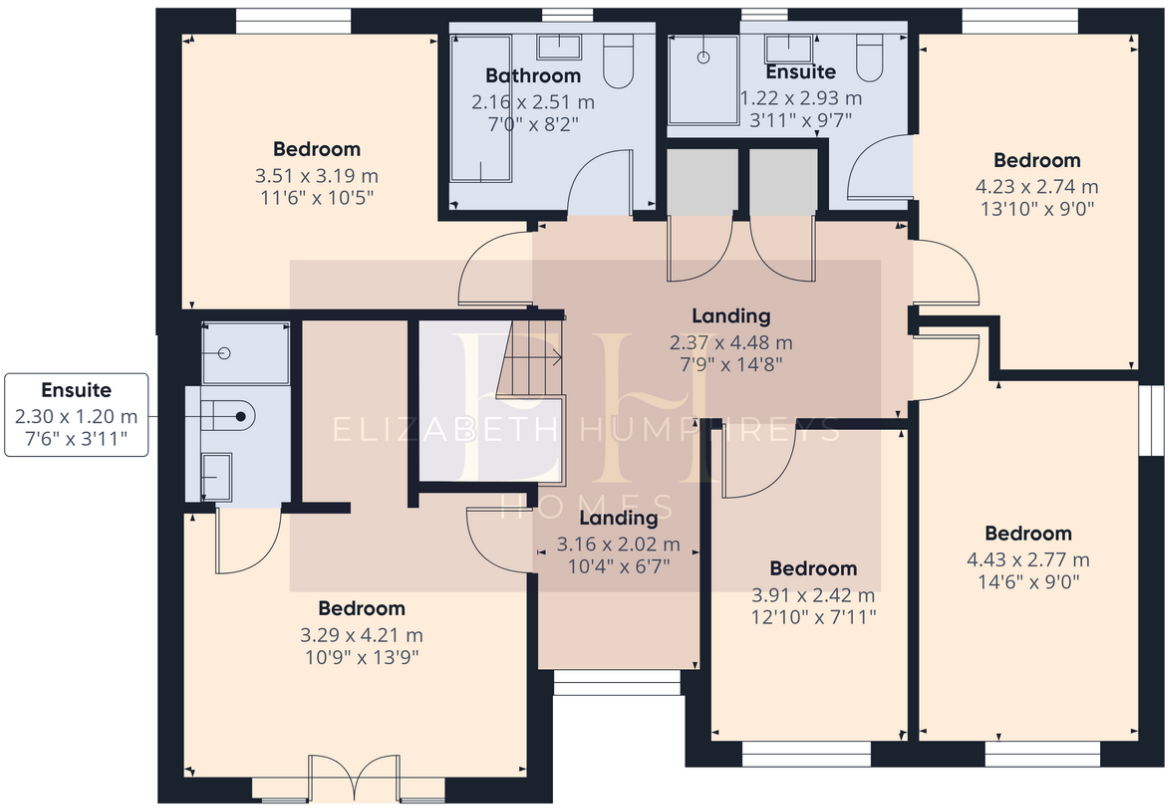
100.6 m²

1082 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)

95.6 m²

1029 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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