

# Sandilands Close, Alnwick, Northumberland

£630,000



## Full Description

A stunning home which has been significantly upgraded to offer spacious and stylish living, both indoor and out. Elizabeth Humphreys Homes are delighted to welcome to the market this breath-taking 5 bedroomed 3 bathroom detached property located in the Northumberland town of Alnwick. This family home benefits from block paved driveway parking for 2 cars leading to a double garage with an electric up and over door, a low maintenance private garden to the front, a beautifully landscaped rear garden with amazing outdoor living building, uPVC windows, colonial shutters adorning the majority of the windows, quality internal oak doors, good broadband, gas central heating and all the other usual mains connections. As a main or second home offering light and bright living, this property is superbly located in a much sought-after residential area and is within walking distance of the town centre, local shops 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 covered area above the front door, with olive trees to either side, offers a warm welcome as you approach this attractive property. The front door opens into a spacious entrance hallway finished with a light grey washed wood look flooring which extends throughout most of the ground floor creating a seamless transition between the different spaces. You are impressed by the décor which completes each space beautifully as you move throughout. Stairs, with storage beneath, ascend to the first floor. The dark wall panelling adorning the stairs work in harmony with the rest of the décor and the oak and white spindles and handrail are other examples of the quality of design and style offered by this superb property.

The ground floor WC is a superb asset as it negates the need to continually frequent the upstairs facilities. The boutique hotel style suite comprises a close coupled toilet with a push button behind, a quality hand wash basin on top of a stunning designer wooden vanity unit, an impressively large, fitted mirror and a window allowing for natural light illuminating the monochrome interior décor perfectly.

The lounge is a spacious and welcoming room which captures views of the rear garden. The white and black monochrome style continues to impresses as you move throughout.

A second reception room offers a superb multi use space which could be utilised as a music room, a home office, a hobby room or a play room depending on your requirements. With a window overlooking the front of the property towards a woodland area, this is a lovely light and bright room.

Appealing to modern living, the kitchen-diner is a superbly light, bright and sophisticated entertaining room where there is plenty of space to sit and dine before a set of bi-fold doors which open into the breath-taking rear garden facilitating free flow of movement between indoor and outdoor living. Further light enters via a window to the side and a second window capturing views over the beautifully landscaped rear garden. Significantly upgraded, the kitchen offers a good number of wall and base units with attractive handles complemented by a contrasting granite work surface with a matching up stand. In terms of fitted equipment, there is an AEG extractor fan above a five burner AEG gas hob, a full-sized dishwasher, an under-bench wine cooler, a bowl and a half Franke sink with a modern tap above and two AEG ovens. There is a glorious centre island, with matching granite work surface with waterfall sides creating a stunning effect, offering further storage and seating. Ceiling spotlights, bench lighting and a central pendant above the island add to the brightness.

A utility room leads from the kitchen and offers further wall and base units matching those of the kitchen in addition to a fully integrated washer-dryer and space within one of the cupboards to house a microwave. Two doors lead from here, one to the rear garden and the second one opening into the large double garage which offers space for another fridge-freezer, washing machine or tumble dryer. The gas boiler is housed in here for ease of access and there is further storage. The garage benefits from a rubberised flooring which offers options for use as a gym or a hobby room if so wished.

Taking the stairs to the first floor, the landing opens out to five bedrooms, the family bathroom and a cupboard housing the pressurised hot water cylinder in addition to presenting storage space. The light washed wood effect flooring continues along the landing and into the bedrooms complementing the flooring from the ground floor and creating a seamless transition between the different spaces.

The principal bedroom is a spacious super king sized room with a view over the front of the property. This light and bright room offers a walk-through dressing room, with fitted wardrobes to either side, which leads to the en-suite. This upgraded suite comprises a large vanity unit with a deep hand wash basin on top, a close coupled toilet with a push button behind, a chrome heated towel rail, a built-in mirror and a slim line shower tray with a slide along door with a water fall shower head and a separate shower head within. The space is fully tiled to the floor and tiled to half height on the walls creating a sleek and stylish look which is illuminated by natural light entering.

Bedroom 2 is a large double room benefiting from en-suite facilities and a full bank of built in wardrobes with a white shaker style door matching those of the principal bedroom. The view to the rear of the property is restful and relaxing. The en-suite comprises a slim line shower tray with a water fall shower head and a separate shower head behind a glass screen, a ladder chrome heated towel rail, a full pedestal hand wash basin, a close coupled toilet with a push button behind, large fitted mirror and a window allowing for natural light.

Bedroom 3 is a generously proportioned double room with a window to the front of the property. This light and neutrally decorated room offers plenty of built in storage.

Bedroom 4 is another double room overlooking the rear. This room benefits from useful built-in storage with a mirrored door.

Bedroom 5 is a double room with a view to the front of the property. This room offers a useful built-in cupboard.

The attractively tiled family bathroom comprises a deep and wide double ended white bath with shower taps over, a close coupled toilet with push button behind, an upgraded black vanity unit with a hand wash basin on top, a shower cubicle with glass pivot door and a waterfall shower head and a separate shower head within, a fully fitted mirror extending the width of the room and a large chrome heated tower rail. Another glorious boutique hotel style room offering the ultimate in bathing experiences.

The property continues to impress with its outside space accessed primarily from the bi-fold doors leading from the glorious kitchen-dining-living space. Landscaped to an incredibly high standard, this garden is your oasis of peace and tranquillity facilitating the ultimate in outdoor entertaining and relaxing. A large porcelain tiled patio offers the ideal space in which to enjoy al fresco dining with family and friends and a lawn, framed by borders and attractive planting, offers alternative seating spaces. The garden continues to include a stunning sunscape room which benefits from its external walls and roof which can be opened or closed depending on the weather and which incorporates a full outdoor kitchen



showcasing a Draco outdoor grill which enhances the open air entertaining experience perfectly.

The seller is known to the agent.

Tenure: Freehold  
Council Tax Band:  
EPC: B

**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

- Fantastic landscaped garden with garden room by Sunscape
- Front garden
- Ensuites
- Light and spacious
- Plenty of driveway parking
- Garage with electric door accessed from inside the home.
- Utility room
- Lots of extras and upgrades throughout the home
- Views to the front

## Contact Us

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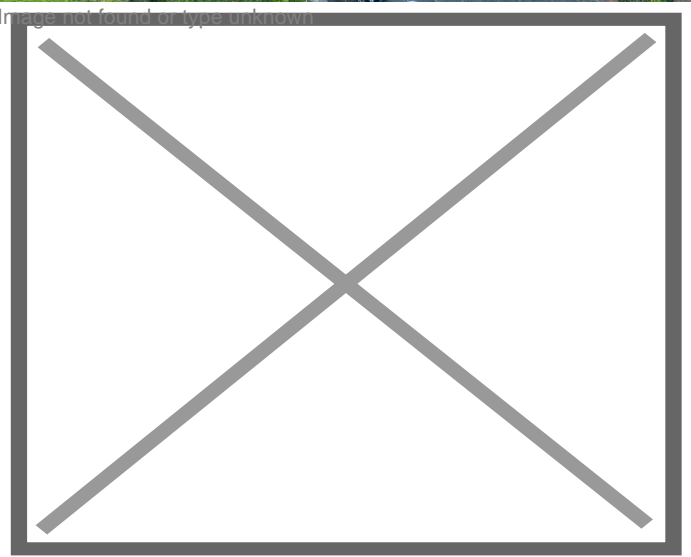






Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		92
(81-91) B	85	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC		

Environmental (CO <sub>2</sub> ) Impact Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92-100) A		91
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England, Scotland & Wales EU Directive 2002/91/EC		





Ground Floor



Floor 1



Approximate total area<sup>(1)</sup>  
2014 ft<sup>2</sup>  
187.1 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

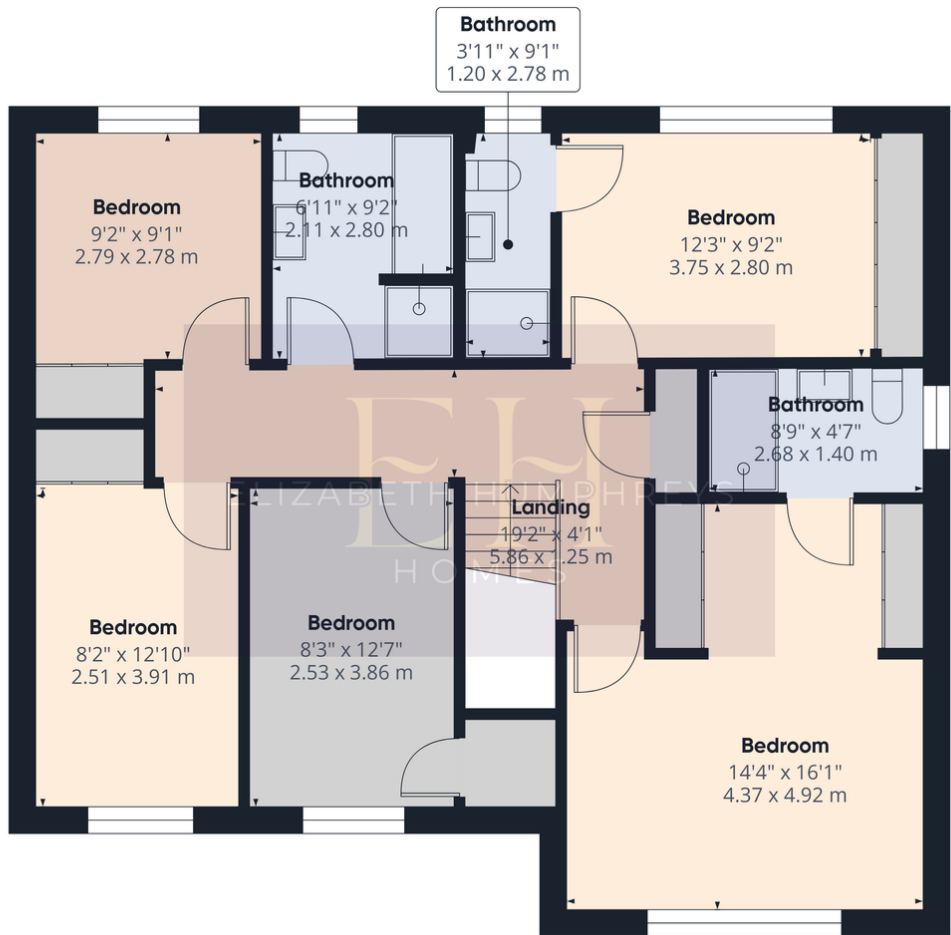


Approximate total area<sup>(1)</sup>  
1098 ft<sup>2</sup>  
102.1 m<sup>2</sup>

(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

**Approximate total area<sup>(1)</sup>**  
916 ft<sup>2</sup>  
85 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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