

# Springfield Park, Alnwick, Northumberland

Offers Over £360,000



## Full Description

A superb property 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 3 bedroomed detached bungalow located in the historic town of Alnwick. The property boasts glorious gardens, plenty of gravelled driveway parking leading to a large garage, quality internal oak doors, uPVC windows and doors, gas central heating 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.

A couple of steps lead to the front door which opens into a beneficial entrance porch which offers cloaks hanging space in addition to housing the electrical consumer unit for ease of access. From here, a door leads into a wonderfully spacious L shaped hallway which incorporates the

dining room which comfortably accommodates a large dining table and accompanying chairs before a window which overlooks the side of the property.

A pair of double doors, with glass inserts, open into the lounge which is gloriously light and bright courtesy of a large window overlooking the front of the property and a pair of sliding doors which lead into the rear garden ideal for entertaining and parties. This is a comfortable room in which to spend time with family and friends.

The L shaped kitchen offers a good number of wall and base units with a white high gloss door complemented by a black laminate work surface creating a sleek and classic look. There is an AEG induction hob beneath a touch sensitive black extractor fan with a black glass splash back, a bowl and a half black acrylic sink, an under-bench oven and a dishwasher. There is space for an American style freezer and further built-in storage cupboards and a built-in microwave.

Leading from the kitchen, the utility room, with a window with privacy glass, offers further storage units, a single bowl stainless steel sink and space and plumbing for a washing machine. A door leads into the garage where the current owners have created a workshop/office space and there is a door providing external access to the rear garden.

A further door opens into a visitor/gardening WC which comprises a high cistern toilet with a handle behind and a full pedestal hand wash basin. The space is practically finished with vinyl flooring which is easy to maintain. These suite of rooms could be easily remodelled if you so wished.

The central hallway, with an airing cupboard and a cupboard housing the boiler, provides convenient access to the bedroom accommodation all of which are carpeted ensuring comfort as you move throughout.

The primary bedroom is a light and bright super king-sized room which offers plenty of space for a variety of storage options. A window overlooks the front of the property and allows a wealth of natural light to circulate.

Bedroom 2 is a large double room taking advantage of views to the rear of the property. The current owners have transformed this space into a superb audio-visual room with ceiling speakers and décor in muted tones to enhance the cinema experience.

Bedroom 3 is a double room, with a window to the front, also presenting space for various storage options.

The family bathroom comprises a walk-in shower with a water fall shower head behind a glass screen and a vanity unit incorporating a concealed cistern toilet and a hand wash basin. A chrome heated towel rail ensures added comfort. The space has been tiled to full height within the shower area extending to two walls with the remaining walls painted. Two windows, with privacy glass, overlook the rear of the property and illuminate the space perfectly.

Externally, the garden is spacious and private with a large hedge forming a



pleasant backdrop. There is a red gravelled area which catches the evening sun and is the perfect space in which to relax and unwind after the hustle and bustle of the day. This space is also easily accessed from the living room facilitating free flow of movement between indoor and outdoor living. The lawn extends around the side of the property and joins a further gravelled area which features attractive planting.

Tenure: Freehold  
Council Tax Band:  
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 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

- Garden
- Garage
- Driveway Parking
- Walk in to the centre of Alnwick
- Very well presented
- Detached bungalow
- Very sought-after location

## Contact Us

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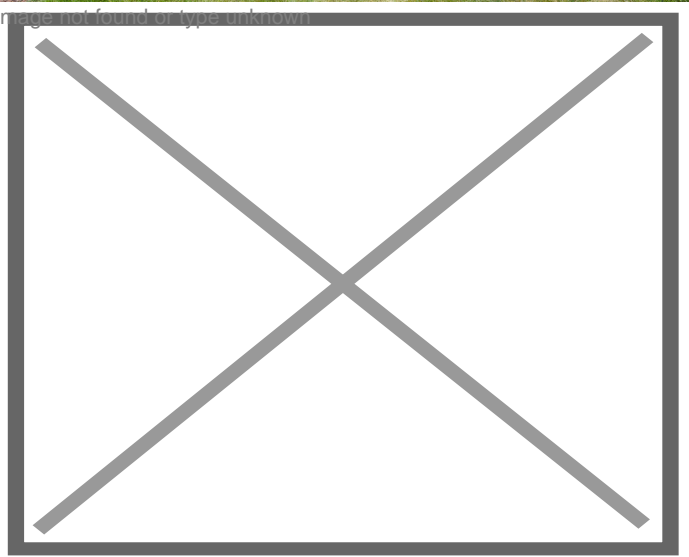






Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		83
(81-91) B		
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Environmental (CO <sub>2</sub> ) Impact Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92-100) A		80
(81-91) B		
(69-80) C		
(55-68) D	63	
(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







Approximate total area<sup>(1)</sup>  
1320 ft<sup>2</sup>  
122.5 m<sup>2</sup>

(1) Excluding balconies and terraces

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

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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