

# Tyelow Meadows, Shilbottle, Alnwick, Northumberland

Offers Over £250,000



## Full Description

A stunning family home which has been upgraded to a high standard offering stylish and designer living in a much sought after location. Elizabeth Humphreys Homes are delighted to welcome to the market this 4 bedroomed 2 bathroom detached family home. This property features driveway parking with an EV charge point to the rear, a separate single garage, a low maintenance rear garden, super-fast fibre connection for the home workers, uPVC windows and composite doors, gas central heating and all the other usual mains connections.

Shilbottle is the location of this detached property. Enjoying the benefit of a rural community but with easy access to a greater range of facilities nearby in Alnwick. The village has a small range of amenities including village store, post office, 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 into a beautiful entrance hallway. A window at

the foot of the stairs illuminates the space perfectly and enhances the metal and oak staircase which ascends to the first floor. Furnished with a combination of sumptuous silver-grey carpets and wood effect LVT flooring, this home exudes comfort and style and the current owners have paid particular attention to detail when creating this beautiful home.

The ground floor WC is a useful asset as it negates the need to continually frequent the upstairs facilities. The boutique hotel style suite comprises a white close coupled toilet with a push button and an attractive corner vanity unit with a wooden work surface housing an oval sink on top with a free standing tap behind. The space has been finished with wood effect LVT flooring and grey brick style tiling with white grouting.

Bathed in natural light, the large L shaped lounge-diner is an inviting room with a window to the front and a pair of French doors opening to the private rear garden. The living room end is spacious and comfortably accommodates a variety of furniture and the dining end is a pleasant space in which to sit and dine. The wood panelling adds further elegance and the dark metal switches and sockets completes the look.

The kitchen-diner has been reconfigured and upgraded and is another glorious light and bright room with a window to the front and one to the rear. There is ample space to accommodate a dining table and accompanying chairs or you could furnish this space with sofas or arm chairs if you so wished. Natural light is enhanced by ceiling spotlights and tasteful bench lighting. The kitchen offers a good number of wall and base units with a grey shaker style door with a pewter-coloured handle complemented by a wood effect work surface with a matching up stand. There is a white ceramic bowl and a half sink, a fully integrated full-size dishwasher and washing machine, a five-burner gas hob beneath a black glass extractor fan, an eye level oven and grill and further storage units. There is space for an American style fridge freezer and the Worcester gas combi boiler is housed in a cupboard for ease of access. A breakfast bar area offers further sitting space in this beautifully sociable room, a side window allows for more natural light and a composite door provides access to the rear.

Taking the stairs to the first floor, the large landing opens out to four bedrooms, two bathrooms and a useful storage cupboard. Loft storage is available.

The primary bedroom is a spacious double with a large walk-in wardrobe. Two windows allow a huge amount of natural light in addition to capturing views of the front. The en-suite, which is in the process of being replaced, will comprises a slimline shower tray with full height tiling within, a hand wash basin and a concealed cistern toilet with a push button. Natural light enters via a window to the side.

Bedroom 2 is another large double room overlooking the front of the property. This relaxing room offers plenty of space and light.

Bedroom 3 is also a double to the rear of the property. There is space for a range of built in storage.

Bedroom 4 is a large single overlooking the rear garden. All the bedrooms



have been tastefully decorated and are furnished with quality carpets creating a welcoming and restful atmosphere.

The family bathroom has been replaced and comprises a white bath with a Victorian-style chrome shower tap behind a glass shower screen, a dark high gloss vanity unit with a sink on top, a close coupled toilet with a push button behind, an electric shaver point and an extractor fan. The low maintenance ceiling contains spotlights, and a radiator ensures added comfort. The white brick style tiling with anthracite-coloured grouting works in harmony with the arts and crafts floor tiling creating a crisp and fresh finish.

Freehold

#### 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

- Freehold
- New bathroom
- New kitchen
- Low maintenance garden
- Driveway parking with EV point
- Detached single garage
- Quiet residential area

## 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)















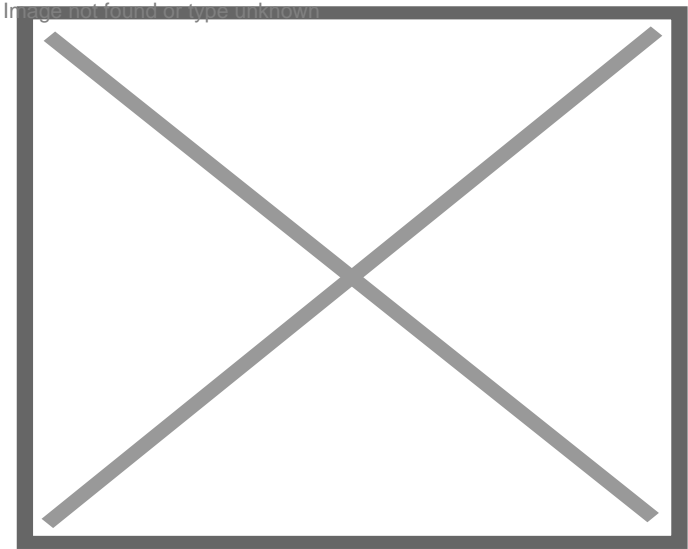


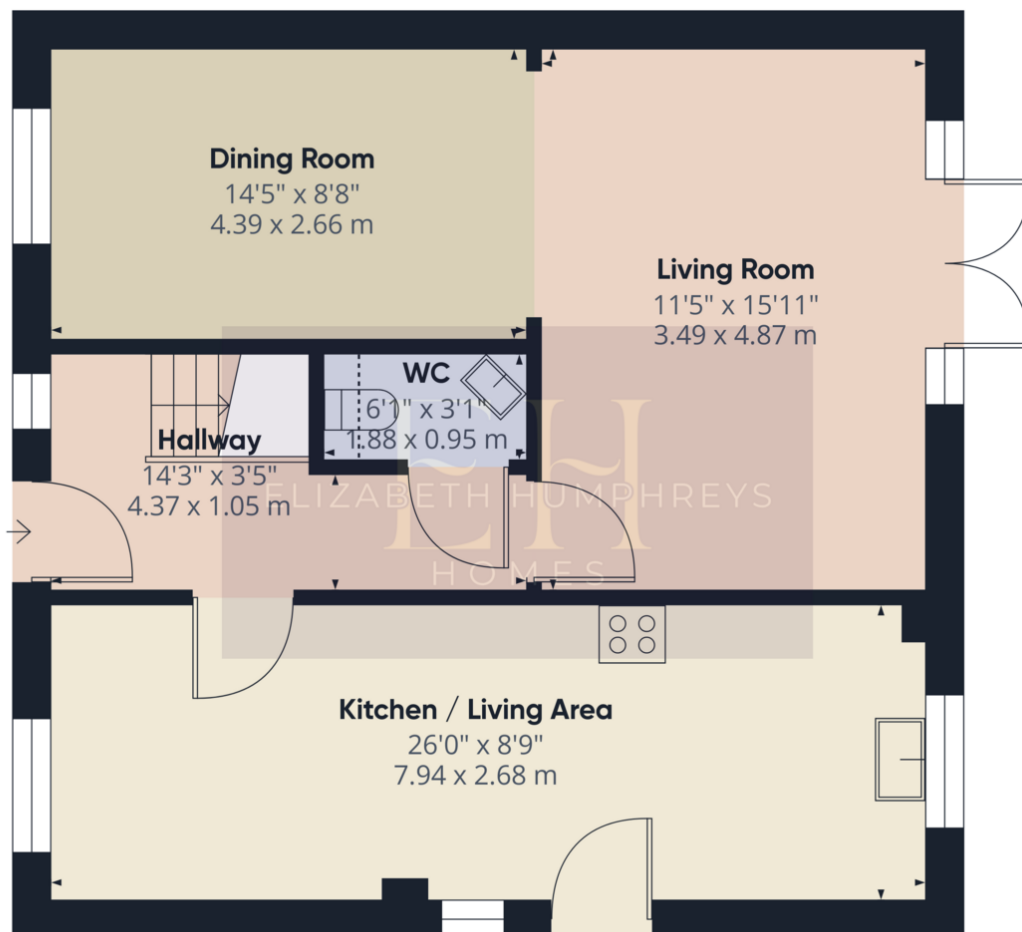












Ground Floor Building 1



**Approximate total area<sup>(1)</sup>**

629.58 ft<sup>2</sup>  
58.49 m<sup>2</sup>

**Reduced headroom**

3.01 ft<sup>2</sup>  
0.28 m<sup>2</sup>

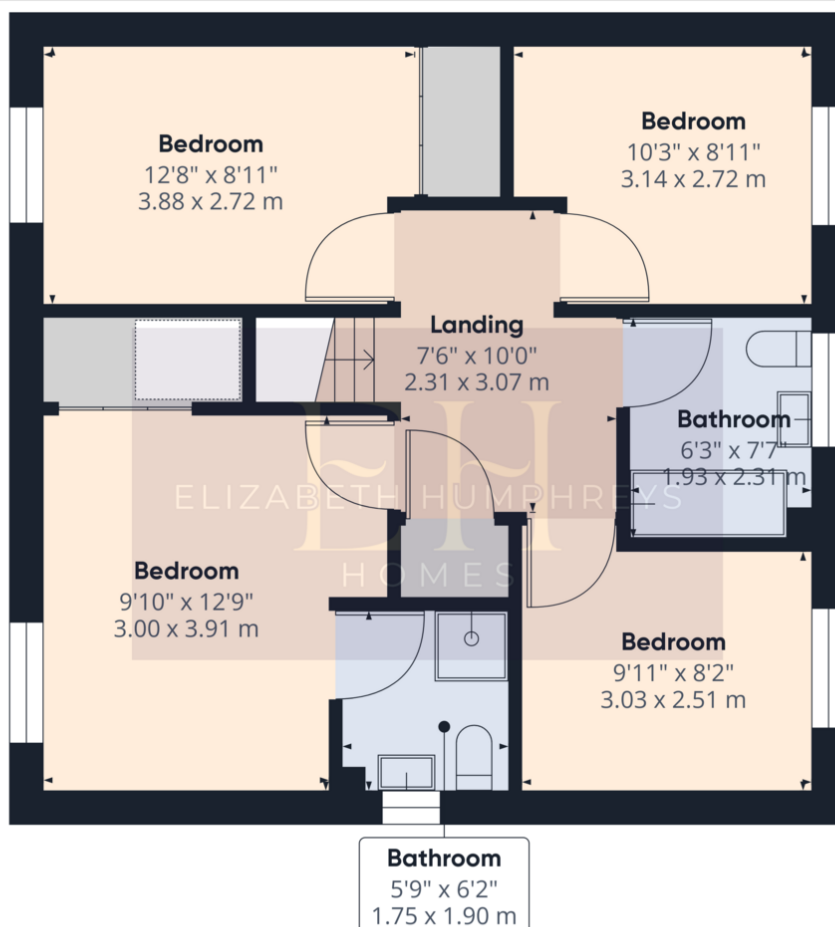
(1) Excluding balconies and terraces

Reduced headroom  
----- Below 5 ft/1.5 m

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 are based on RICS IPMS 3C standard.

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Floor 1 Building 1



**Approximate total area<sup>(1)</sup>**

603.11 ft<sup>2</sup>  
56.03 m<sup>2</sup>

(1) Excluding balconies and terraces

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Approximate total area<sup>(1)</sup>  
182.77 ft<sup>2</sup>  
16.98 m<sup>2</sup>

(1) Excluding balconies and terraces

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