Tyelaw Meadows, Shilbottle, Alnwick, Northumberland

Offers Over £290,000

Full Description

A beautifully presented family friendly home offering stylish living in a much sought after location. Elizabeth Humphreys Homes are delighted to welcome to the market this 4 bedroomed 2 bathroom detached property featuring driveway parking, a single garage to the rear, quality oak internal doors, a sizeable 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.

The thriving former mining village of 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.

The front door opens into a wide entrance hallway with stairs ascending to

the first floor and various doors leading off to a range of rooms which offer superb flexibility of use. The space is finished with LVT flooring which extends throughout most of the ground floor creating a seamless transition between the different spaces. Well placed, the ground floor WC is a superb asset as it negates the need to continually frequent the upstairs facilities. The suite comprises a close coupled toilet with a push button behind and a corner hand wash basin with a brick style splash back.

Accessed via a pair of double doors, the first reception room is a light and bright room overlooking the front of the property. This room would be ideal as a home office, a hobby room or a snug as it is slightly further removed from the main hub of the home.

Spacious and welcoming, the lounge-diner is the perfect space in which to relax with family and friends. The contemporary wood burner, set upon an attractively curved hearth, within the lounge forms an attractive focal point and entices to you sit before it during the cooler months. A pair of patio doors leads into the rear garden creating free flow of movement between indoor and outdoor living in addition to allowing a wealth of natural light to circulate. The lounge continues into the dining room where there is plenty of space to sit and dine before a window which overlooks the front of the property.

The kitchen-diner is a spacious room which offers plenty of wall and base units with a light grey coloured door complemented by a contrasting solid wood block work surface and white brick style splash back tiling. In terms of fitted equipment, there is a BOSCH dishwasher, a washing machine, a five-burner range cooker, an electric oven and a single bowl stainless steel sink beneath a window capturing uninterrupted views over the rear garden. There is space for a free-standing fridge-freezer, and the recently fitted boiler is housed in a wall unit for ease of access. There is space to accommodate a dining table if you preferred which would then allow the dining room within the lounge to be utilised in an alternative way. A door provides external access to the rear garden.

Taking the stairs to the first floor, the landing opens out to four bedrooms, a useful storage cupboard and the family bathroom. Loft access is available.

The principal bedroom is a spacious double room benefiting from en-suite facilities. There is a window to the front allowing for a wealth of natural light and the space above the stairs has been created into beneficial storage. The recently replaced en-suite comprises a shower cubicle a close coupled toilet with a push button behind and a full pedestal hand wash basin. The space has been finished with attractive grey tiling and vinyl flooring.

Bedroom 2 is a generously proportioned light and bright double room with a window to the front of the property.

Bedroom 3 is a double room overlooking the rear of the property. There is plenty of space for storage options.

Bedroom 4 is a single room which is currently utilised as a walk-in wardrobe. A window to the rear allows for natural light.

The family bathroom overlooks the rear and is finished with tiling creating a crisp and fresh look. There is a bath with an electric shower over behind a shower curtain, a close coupled toilet with a push button behind and a full pedestal hand wash basin. Additional lighting is by way of ceiling spotlights.

The rear garden is low maintenance and has been landscaped into three distinct spaces: a raised area with artificial turf, a paved area and a gravelled space. There are plenty of places to arrange garden furniture where you can enjoy al fresco dining with family and friends during the warm summer months. Within the gravelled area, there is wood storage and a useful garden shed. The outside space is peaceful and has been well designed to create comfort and enjoyment.

Tenure: Freehold
Council Tax Band: D, £2566.77
EPC: C

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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

- Very well presented
- Lovely garden
- Parking
- Garage
- Light and spacious
- Walk to shops
- Ensuite
- Ground Floor WC

Contact Us

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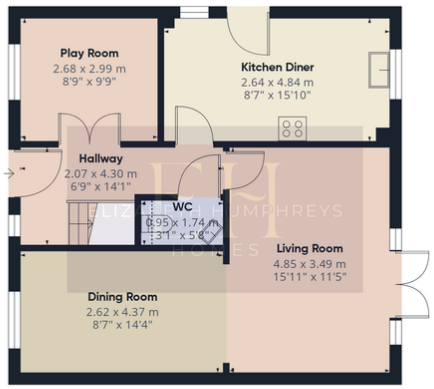
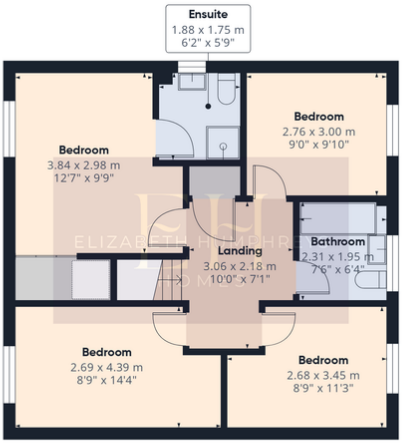
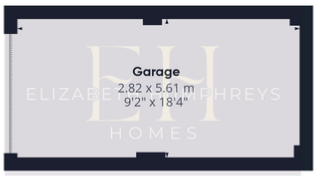


Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area(1)

130.7 m²

1405 ft²

Reduced headroom

0.2 m²

2 ft²

(1) Excluding balconies and terraces

Reduced headroom

-------- Below 1.5 m/5 ft

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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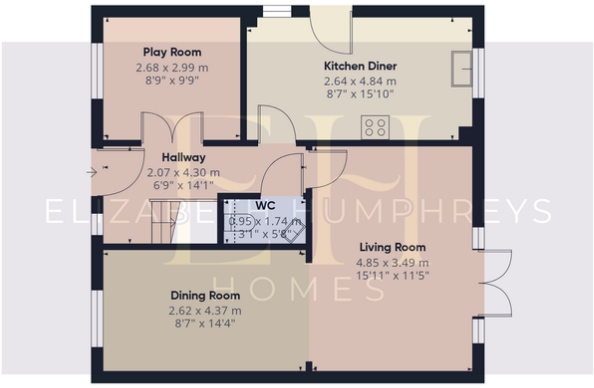
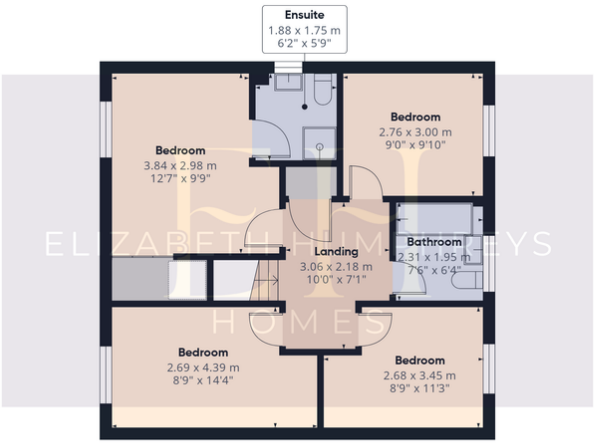


Ground Floor Building 1



Floor 1 Building 1

Approximate total area(1)

114.8 m²

1234 ft²

Reduced headroom

0.2 m²

2 ft²

(1) Excluding balconies and terraces

Reduced headroom

-------- Below 1.5 m/5 ft

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Ground Floor Building 1

Approximate total area(1)

58.4 m²
628 ft²

Reduced headroom

0.2 m²
2 ft²

(1) Excluding balconies and terraces

Reduced headroom
Below 1.5 m/5 ft

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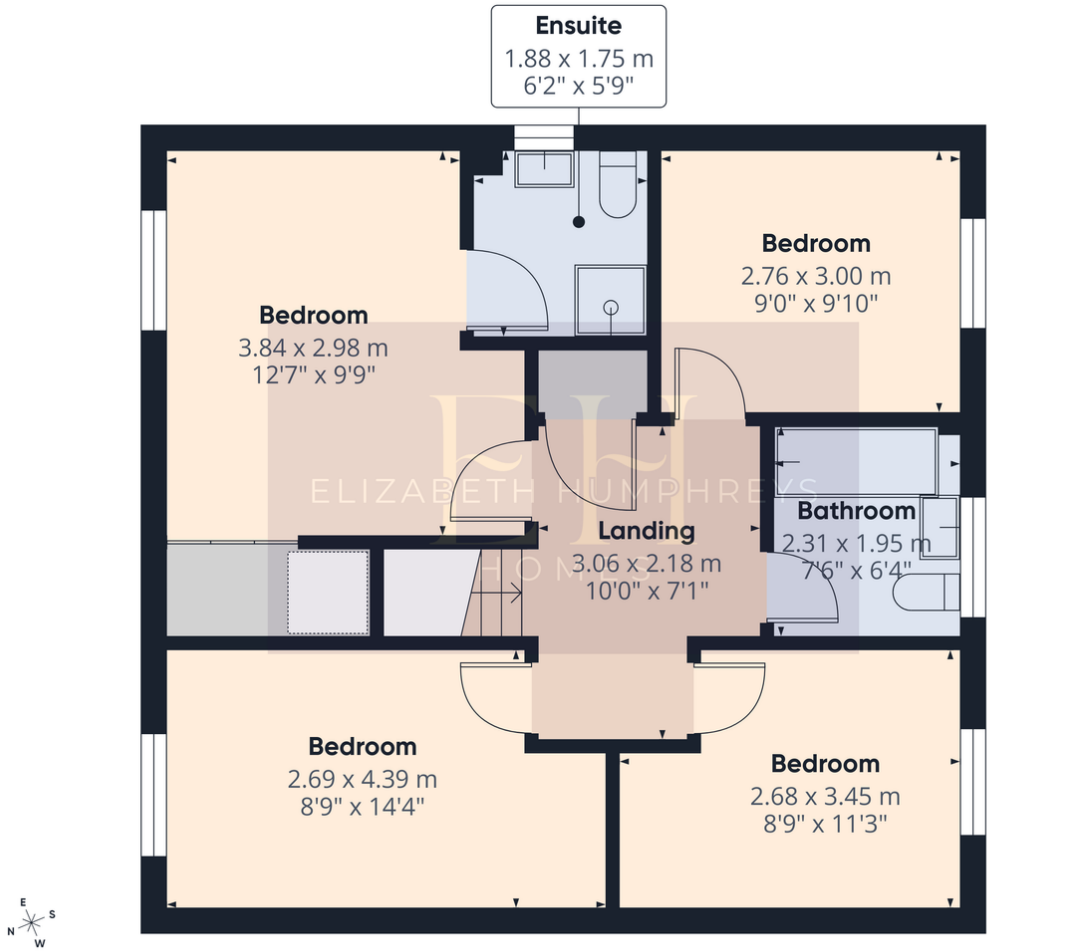

Floor 1 Building 1

Approximate total area(1)

56.4 m²
606 ft²

(1) Excluding balconies and terraces

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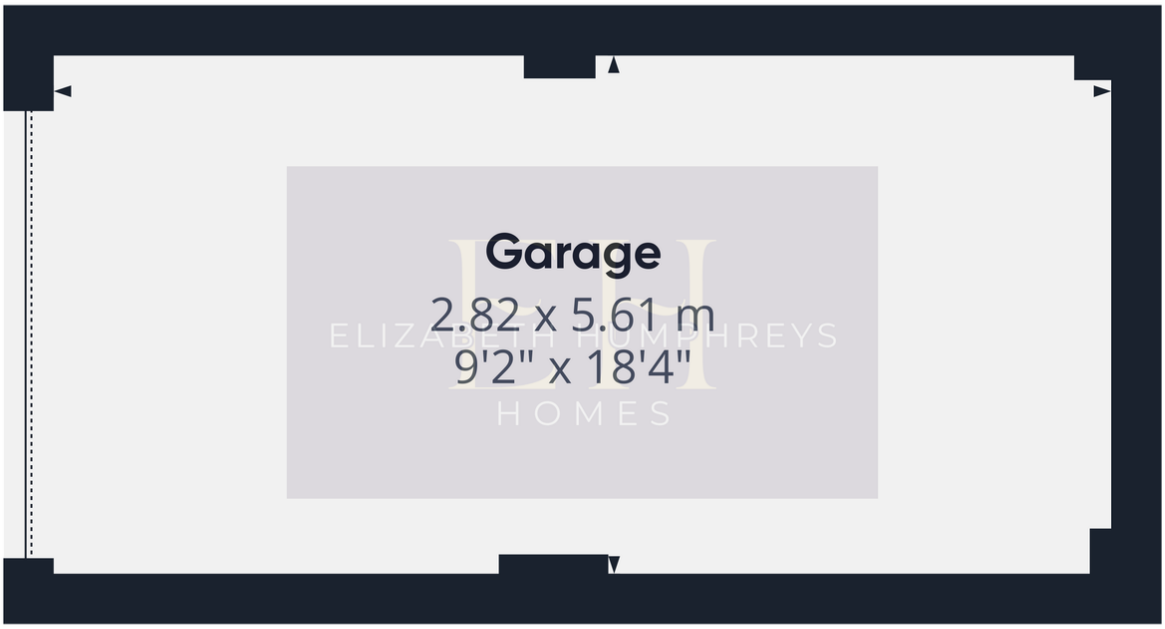

Approximate total area(1)

15.9 m²

171 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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W N S E

Ground Floor Building 2