

# Tyelaw Meadows, Shilbottle, Alnwick, Northumberland

Offers Over £265,000



## Full Description

A stunning family home, boasting a superb end plot position, offering stylish and designer living in a much sought after location. Elizabeth Humphreys Homes are delighted to welcome to the market this beautifully presented 3-4 bedroomed 2 bathroom detached family home. This property features Tarmac driveway parking, a single garage with an up and over door, attractive front and rear gardens, super-fast fibre connection for the home workers, uPVC windows and 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, 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.

This property oozes luxury and elegance from the moment you step into the superb entrance hallway, and you are left in no doubt of the quality of finish which permeates each room from the choice of décor to the matching fixtures and fittings. The wood-look tiling, which extends throughout most of the ground floor creating a seamless transition between the different spaces, works in harmony with the various oak doors which lead off into the principal living areas. Stairs ascend to the first floor.

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 and a wooden vanity unit with an oval hand wash basin on top both of which work in harmony with the stone-look tiling which completes the space. Continuing along the hallway, there is convenient access to the single garage which offers further space for storage.

Within the extended part of the property and bathed in natural light, the living-dining-kitchen is a superbly spacious room appealing to modern living and the view over the rear garden through the sliding doors is evident the moment you enter creating a wonderful sense of light and space. Furthermore, there is a high-level window to the side which captures forest views in addition to allowing more natural light to circulate. With quality storage to either side, a wood burner set upon a stone hearth with a quartz insert and a wooden mantle above forms an attractive focal point within the living room which flows freely into the dining room, with wet underfloor heating, with two Velux windows capturing views of the open skies. There is plenty of space to dine before the sliding doors which open into the rear garden creating free flow of movement between indoor and outdoor living.

The kitchen offers a good number of wall and base units, including glass display cabinets, complemented by a contrasting work surface. In terms of fitted equipment, there is a four-burner induction hob, an eye level oven, a microwave, a bowl and a half ceramic sink with a designer looking tap over, a washing machine, a slimline dishwasher, an under-bench fridge and an under-bench freezer. The gas boiler is housed in the corner for ease of access. There is a breakfast bar area which provides further seating if you so wished and the space is finished with Karndean flooring.

The second reception room is spacious and could be utilised in many ways from a ground floor double bedroom to a home office or a playroom. A window overlooks the green and leafy vista to the front of the property and there is access to storage beneath the stairs which is beneficial.

Taking the stairs to the first floor, the landing with a window for natural light, opens out to three bedrooms and the family bathroom. The bedrooms are all furnished with a neutral-coloured sumptuous carpet and the bathrooms are finished with a tiled floor. Loft access is available from the landing.

The principal bedroom is a glorious and spacious double room benefiting from built-in wardrobes and a dressing table. This restful room offers en-suite facilities which comprises a concealed cistern toilet within a vanity unit which extends to incorporate a hand wash basin with a designer looking tap over. There is a Victorian style heated towel rail, a shower with a

Victorian style shower head and a separate shower head within behind a bi-fold door and the space has been fully tiled creating a sleek and stylish boutique hotel look.

Bedroom 2 is a good-sized double with a window overlooking the rear. There is plenty of space for a range of bedroom furniture within this light and airy room.

Bedroom 3 is another spacious bedroom taking advantage of the view over the rear of the property. All the bedrooms are tastefully decorated allowing the easy addition of accent colour should you so wish.

The family bathroom comprises a dark wood vanity unit with a concealed cistern toilet with a push button behind which extends to a hand wash basin on top. There is a slipper bath with a free-standing chrome Victorian style tap, an electric mirror, a low maintenance ceiling and a designer looking chrome heated towel rail. The space is finished with a natural stone look tile with a mosaic adding charm and elegance.

Externally, the rear garden is a peaceful space in which to relax and unwind at the end of the day. Catching the southerly sunshine through the day, there is space to enjoy al fresco dining on the paved area which is accessed from the living-dining-family room and there is a fishpond which offers interest with a lavender and bamboo surround adding texture and colour. This is a lovely low maintenance space in which you can enjoy entertaining family and friends during the warm summer months.

Tenure: Freehold  
Council Tax Band:  
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

- Extended stunning home
- No chain
- Driveway parking
- Garage
- Landscaped garden
- Fabulous extended kitchen/living/dining room
- Sought after village location
- Lovely ensuite
- Must be viewed to be appreciated

## Contact Us

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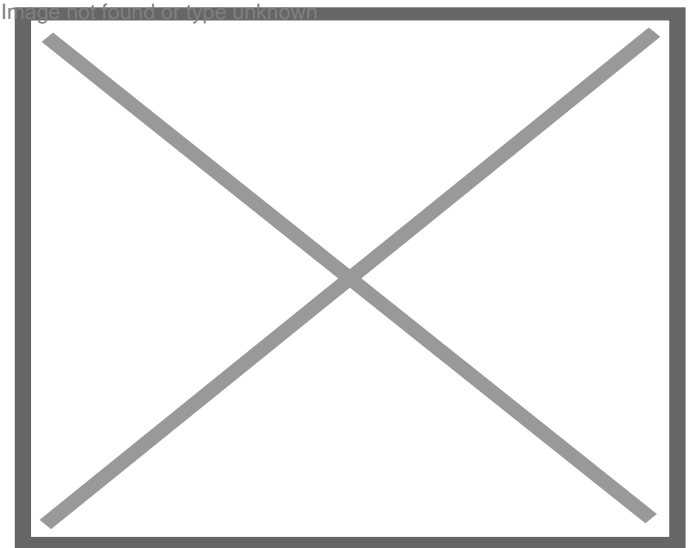






Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	72	77
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC 		

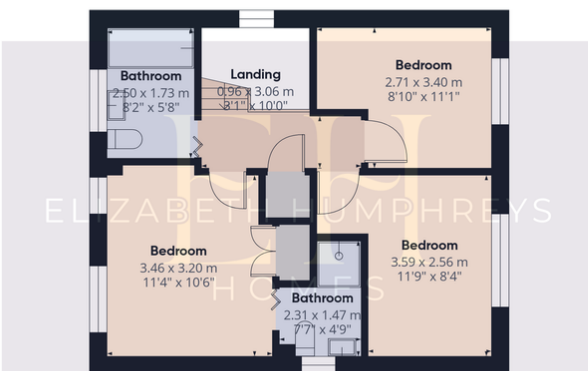
Environmental (CO <sub>2</sub> ) Impact Rating	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	73	74
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England, Scotland & Wales EU Directive 2002/91/EC 		





Ground Floor

Approximate total area<sup>(1)</sup>  
 113.4 m<sup>2</sup>  
 1222 ft<sup>2</sup>

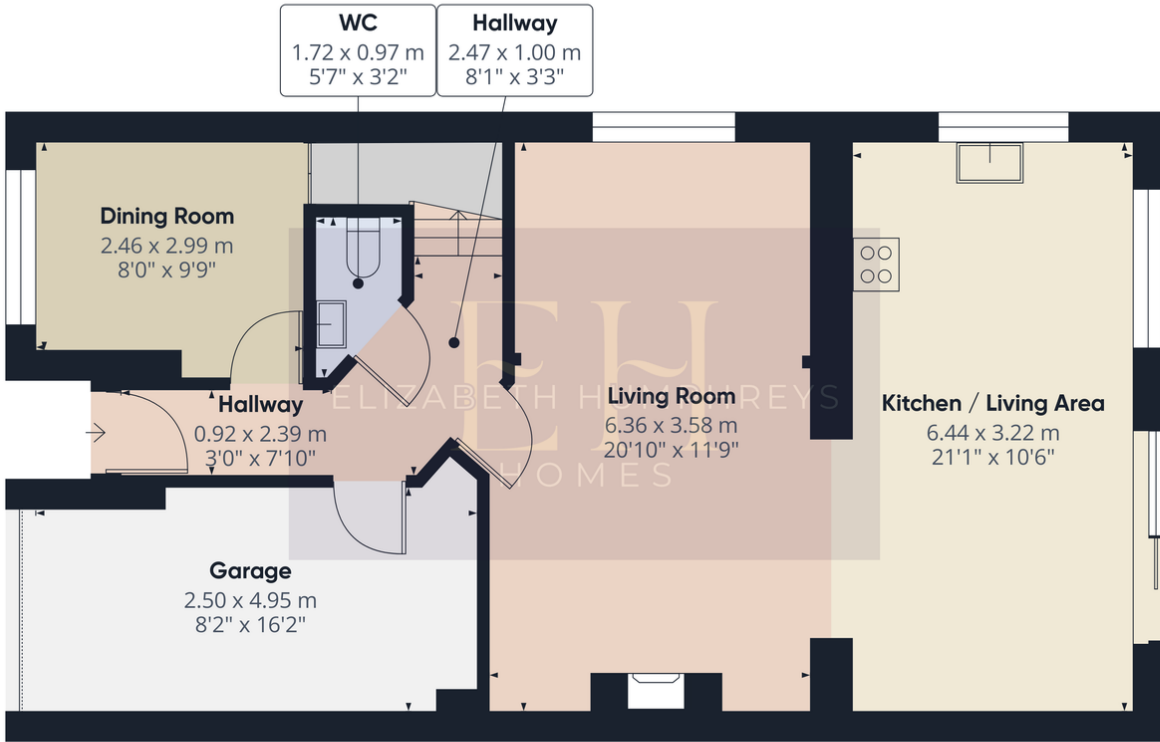


Floor 1

(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

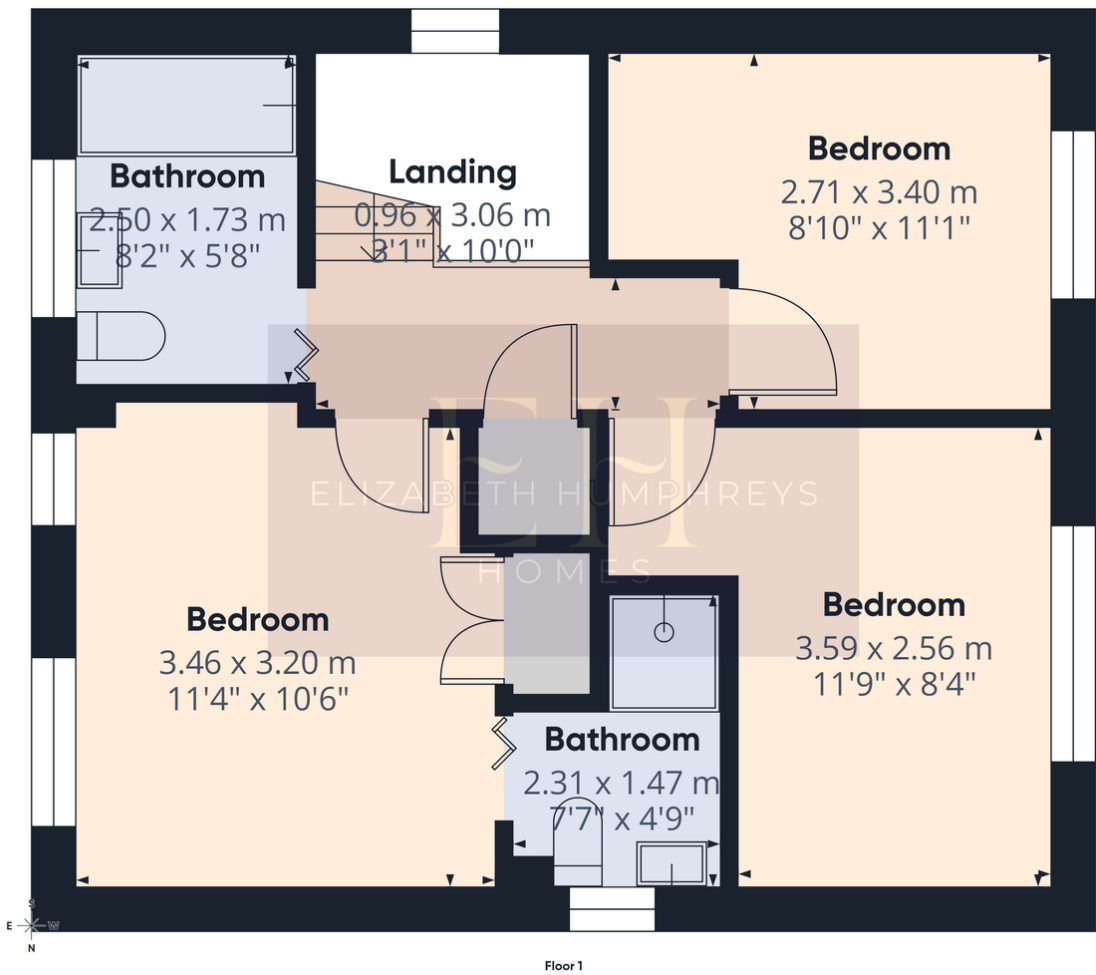
Approximate total area<sup>(1)</sup>  
 72.1 m<sup>2</sup>  
 777 ft<sup>2</sup>

(1) Excluding balconies and terraces

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Approximate total area<sup>(1)</sup>  
41.3 m<sup>2</sup>  
445 ft<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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