

# Villiers Gardens, Lucker, Belford, Northumberland

Offers Over £180,000



## Full Description

Offering superbly light and bright living and a generous corner plot, this is an ideal home for a first-time buyer, for someone looking to downsize, or to keep it running as a successful holiday home. Elizabeth Humphreys Homes are delighted to welcome to the market this wonderful semi-detached 2 bedroomed property located in the Northumberland village of Lucker. In addition to its glorious location and proximity to the stunning Northumberland coast and Bamburgh Castle, the property also boasts fabulous countryside views from its low maintenance front and rear gardens, a mix of uPVC and wooden windows and a composite front and back door, good broadband connection, electric central heating, a shared septic tank, and all the other usual mains connections. Permission from Northumberland County Council has been granted for a dropped kerb which would provide off street parking. This would be carried out by the new owner at their cost.

Lucker is a village situated a stone's throw from the stunning Northumberland coastline and only a few minutes' drive from the A1 providing easy access north to Scotland and south to Newcastle. There are public transport links to the neighbouring towns of Alnwick, Seahouses and Berwick all of which offer a wide range of shopping experiences and vibrant eateries. The village itself boasts an award-winning gastro pub and

a luxury health spa in addition to a whole network of walking and cycling routes making it a hidden gem nestled within the county of Northumberland.

The front door opens into a beneficial entrance porch which offers useful space to hang cloaks and store shoes. There is a store room to the left which offers ample space.

The lounge-dining area is a glorious room beautifully illuminated by natural light entering via an impressively large window to the front of the property. An electric fire set on a hearth before the chimneybreast forms an attractive focal point.

A door leads from the lounge into the kitchen, with LVT flooring, which offers a good number of wall and base units with a white-painted door complemented by a dark stone-look laminate worksurface and sandstone coloured splash back tiling. In terms of fitted equipment, there is a single bowl white ceramic sink beneath a large window providing uninterrupted views over the rear garden, an under-bench oven and a four-ring electric hob beneath a built-in extractor fan. There is space and plumbing for a washing machine and a slimline dishwasher. The room comfortably accommodates a dining table and accompanying chairs. A door opens to a useful utility room where there is space for a free-standing fridge-freezer and a tumble dryer. A composite door provides external access to the rear garden.

Taking the stairs to the first floor, the landing opens left and right to two bedrooms, the bathroom, a separate WC and a beneficial storage cupboard. Loft access is available.

The primary bedroom, with built-in storage, is a spacious king-sized room with a large window taking advantage of views to the front.

Bedroom 2 is another king-sized bedroom, currently set as a twin room, also featuring built-in storage. A large window overlooking the uninterrupted countryside views to the back of the property, another light, bright and peaceful room.

The separate WC comprises a close coupled toilet with a push button behind and a window allowing for natural light. The space is finished with tile-look vinyl flooring which matches that of the bathroom opposite which comprises a P shaped white bath with an electric shower over behind a glass shower screen and a pedestal hand wash basin. Natural light enters via a window to the front of the property.

Externally, the rear garden offers a magnificent view over open fields to the countryside beyond. This private and secluded space, featuring a range of gravelled areas, is the perfect place in which to relax and unwind after the hustle and bustle of the day. The decked area at the foot of the garden is ideal for al fresco dining with family and friends during the warm summer months and provides an alternative space to enjoy the sunshine.

Tenure: Freehold

Council tax Band: Currently a holiday let

EPC: E

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

- No onward chain
- Corner plot
- Currently a successful holiday let
- Coastal village location
- Open aspect views over the Northumbrian countryside
- Private rear & side gardens
- Quiet cul-de-sac
- Village pub
- Village health spa
- Parking

## Contact Us

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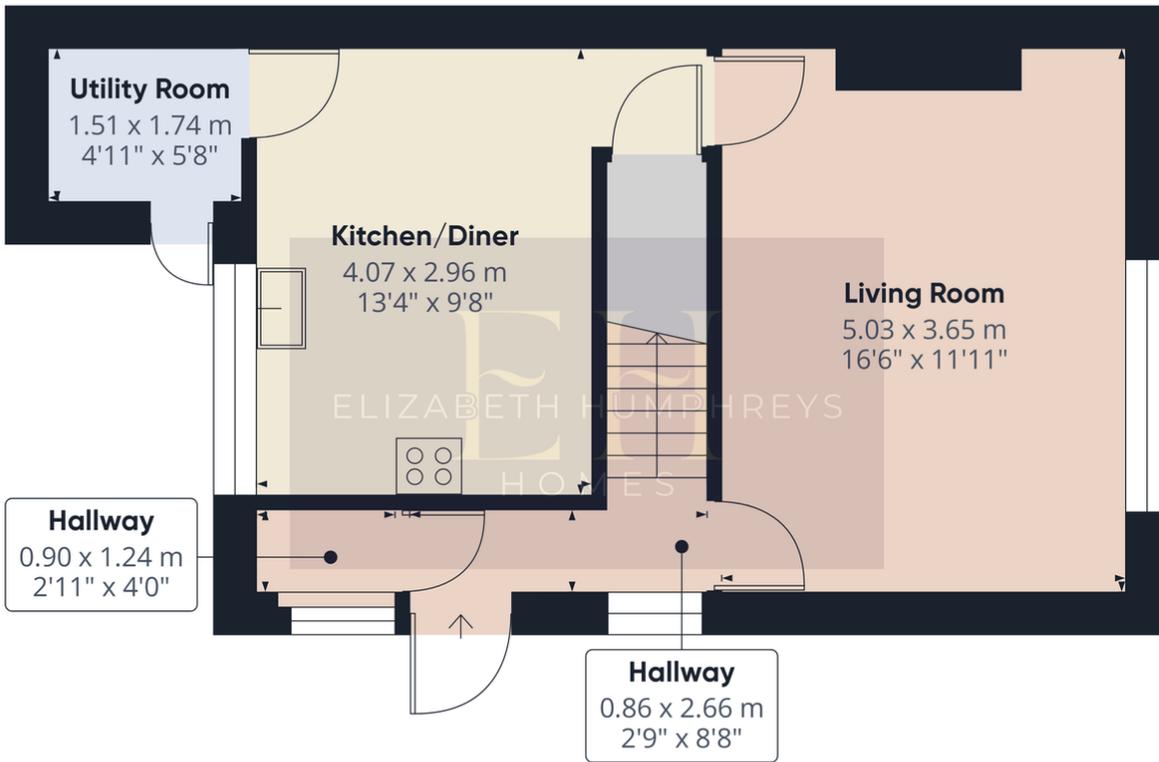
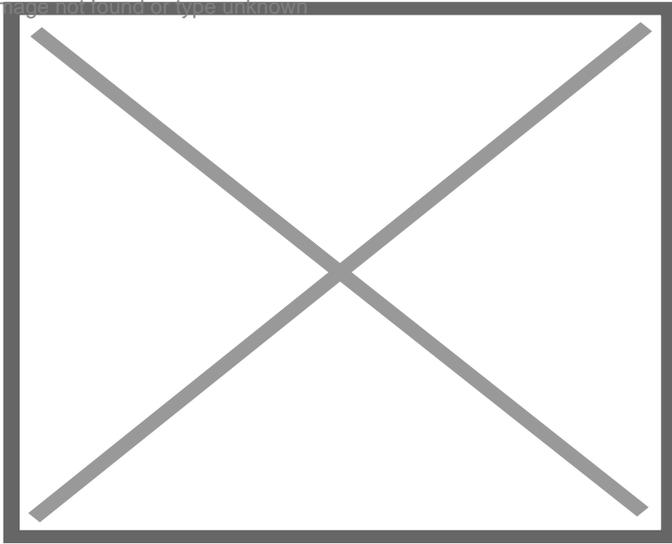








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Approximate total area<sup>(1)</sup>  
40.2 m<sup>2</sup>  
433 ft<sup>2</sup>

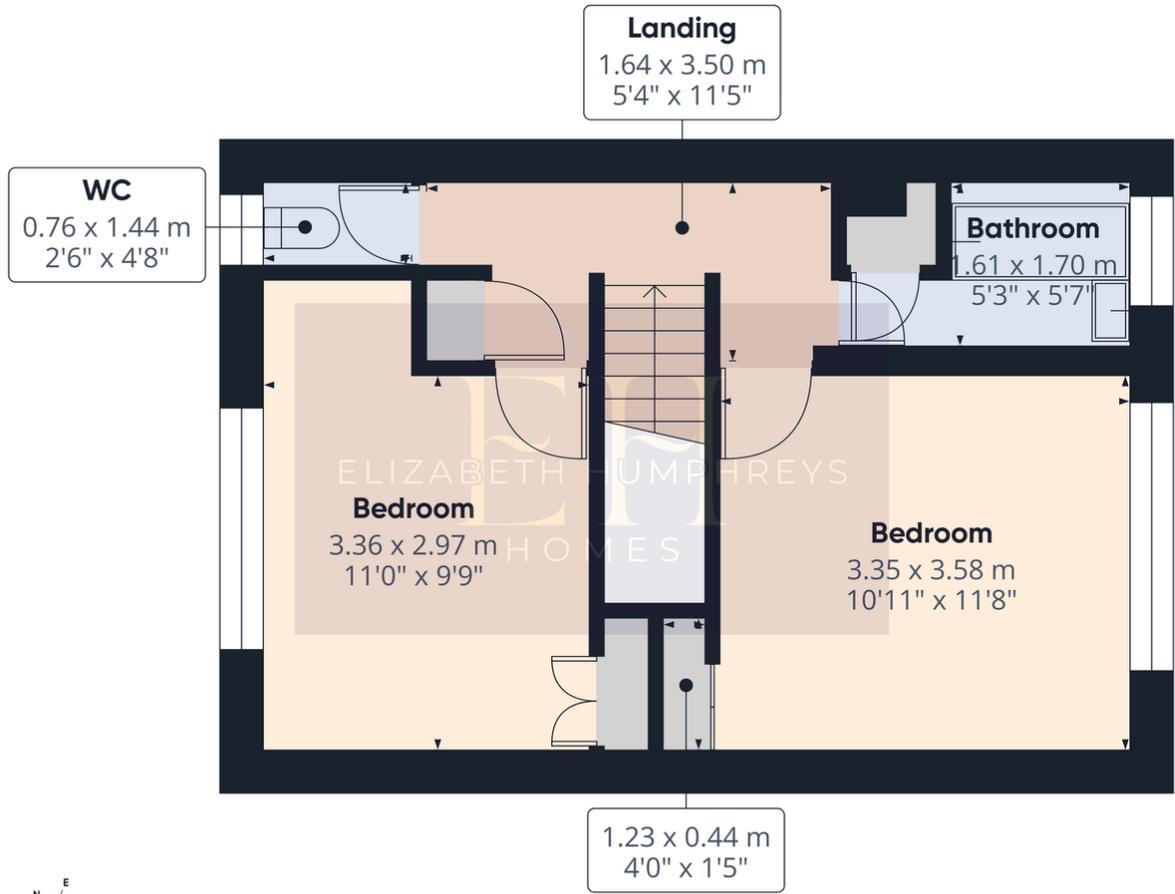
(1) Excluding balconies and terraces

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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Ground Floor



Approximate total area<sup>(1)</sup>  
34.9 m<sup>2</sup>  
374 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.

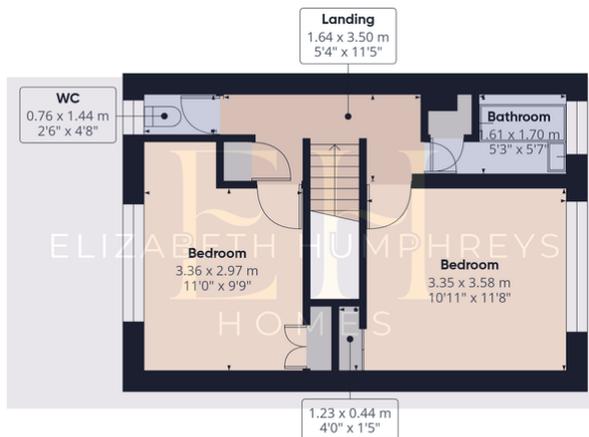
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Floor 1



Approximate total area<sup>(1)</sup>  
75.1 m<sup>2</sup>  
807 ft<sup>2</sup>

Ground Floor



(1) Excluding balconies and terraces

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Floor 1

