

Whitesmiths Way, Alnwick, Northumberland

OIRO £260,000



Full Description

A well-presented Taylor Wimpey home offering spacious and stylish living on the newly built Willowburn Park estate. Elizabeth Humphreys Homes are delighted to welcome to the market this charming 3 storey 3 bedroom semi-detached property located in the Northumberland town of Alnwick. This family home, which retains some of the builders' guarantee, benefits from attractive front and rear gardens, driveway parking leading to a garage, uPVC windows and composite doors, high quality white internal doors, good broadband, gas central heating and all the other usual mains connections. This property is superbly located in a much sought-after residential area and is within walking distance of the town centre, local shops and bus stops.

Alnwick, with its cobbled streets and beautiful old buildings, has recently had the honour of being voted one of the best places to live in the UK. Alnwick is a town brimming with history and culture, from the tranquillity of Barter Books to the splendour of the Alnwick Castle and gardens. 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. The town centre also has excellent amenities including several banks, GP surgeries, dental practices and a fabulous leisure centre to name but a few.

Entry is via the front door into an internal hallway with beautiful LVT flooring showcasing a rough-cut log design. Stairs ascend to the first floor, there are various doors leading off and a large cloaks cupboard beneath the stairs offers useful storage. Opposite is the ground floor WC which is a superb asset as it negates the need to continually frequent the upstairs facilities. The suite, with attractive teal-coloured walls, comprises a close coupled white toilet with a push button and a pedestal wash hand basin.

The kitchen, with matching LVT flooring to that of the hallway, offers plenty of wall and base units with a matt white door and a chrome-look handle complemented by a wood block look work surface and slightly larger splash back tiling creating a stunning look. There is a bowl and a half stainless steel sink, an eye level Zanussi oven, a four-burner gas hob beneath a chimney style extractor fan, an integrated washing machine, a fully integrated full sized Zanussi dishwasher and a fully integrated fridge-freezer. The Ideal gas boiler is housed in a cupboard in the corner for ease of access. In addition, there is a built-in breakfast bar which presents additional seating and storage.

The lounge is a gloriously light and bright room with a wonderful rear garden aspect. This well-presented room is carpeted and benefits from French doors opening onto a good-sized paved area within the rear garden which is the perfect place to experience outside dining whilst enjoying views of the 'L' shaped lawn and open aspect beyond.

Taking the stairs to the first floor, which have been furnished in an attractive combination of LVT flooring and carpeting, the landing opens out to 2 bedrooms and the family bathroom. Within the landing area there is an office space with a window to the front and a further flight of stairs leading to the primary suite on the second floor.

The main bedroom on this floor is a large double with a window overlooking the rear which is a lovely open vista across fields and mature trees and bushes. There are built in wardrobes offering excellent storage.

Bedroom 2 is a double room with a window taking advantage of views to the front.

The family bathroom, with LVT flooring, is a good size comprising a white bath, a pedestal wash hand basin and a close coupled toilet with a push button. The space has been finished with a black tile incorporating a delicate white line and a teal-coloured wall both of which create a decadent look.

The primary suite is located on the second floor and is a haven of peace and tranquillity being further removed from the main hub of the home. The bedroom is a large double with a semi-vaulted ceiling and a large window to the front with far reaching views over to the neighbouring village. A Velux window opposite allows further natural light to enter. There is a bank of built-in wardrobes and to the other side there is a fabulous en-suite. This space has been furnished with LVT flooring and tiling, matching that of the

family bathroom, and comprises a double sized shower cubicle with a sliding door and an electric shower within, a close coupled toilet with a push button and a pedestal wash hand basin. A Velux within the semi-vaulted ceiling allows for natural light.

Freehold

Council Tax Band:

EPC: B

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

- Builders guarantee
- Private rear garden
- Light and spacious
- Lovely primary bedroom with en-suite
- Long driveway
- Garage
- Ground floor WC
- Garden
- Alnwick school catchment area
- Close to shops and bus route

Contact Us

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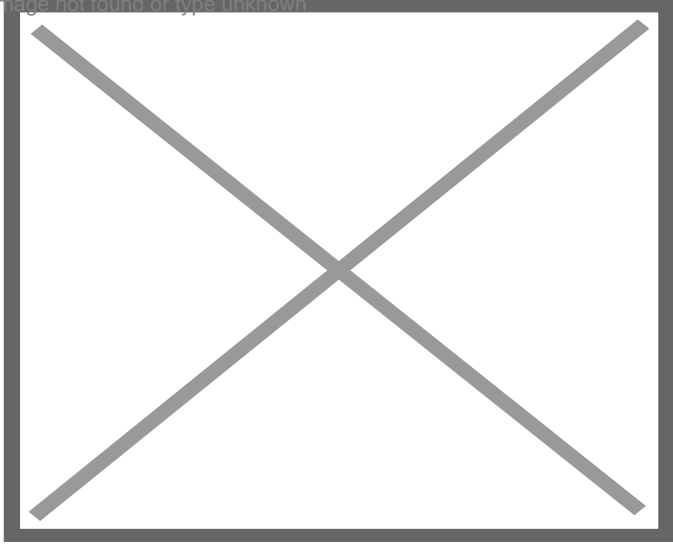


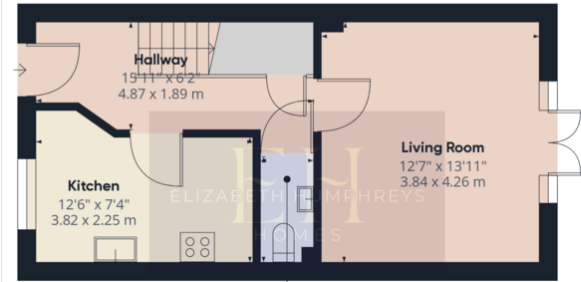






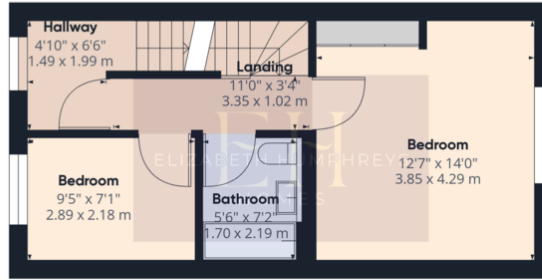
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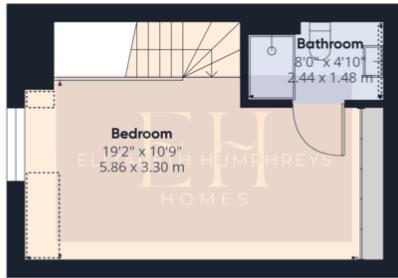


WC
3'4" x 6'2"
1.03 x 1.89 m

Ground Floor



Floor 1



Floor 2



Approximate total area⁽¹⁾
1036.49 ft²
96.29 m²

Reduced headroom
12.64 ft²
1.17 m²

(1) Excluding balconies and terraces

☐ Reduced headroom
(below 1.5m/4.92ft)

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

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