

Whitesmiths Way, Swordy Park, Alnwick, Northumberland

£265,000



Full Description

Elizabeth Humphreys Homes are delighted to welcome to the market this charming 3 bedroomed 3 storey semi-detached property located in the Northumberland town of Alnwick. The home benefits from plenty of block paved driveway parking leading to a single garage with an up and over door, attractive front and rear gardens, uPVC windows and composite 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 is a town brimming with history and culture, from the tranquillity of Barter Books to the splendour of Alnwick Castle and Garden. 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.

Situated at the end of the driveway and with a wrought iron fence framing

the lawned front garden, this property offers a warm welcome with a central flowerbed and attractive borders adding charm as you approach. The front door opens into an airy entrance hallway with various doors leading off. Stairs, with useful storage beneath, ascend to the first floor and the mauve carpet adds a lovely hint of colour to the neutral décor throughout.

The ground floor WC is a useful asset as it negates the need to continually frequent the upstairs facilities. The suite comprises a close coupled toilet with a push button on the top and a pedestal hand wash basin with a splash back behind. Furthermore, within the hallway, there is a useful recessed space which would be ideal for a pet bed or further storage.

Capturing a lovely view over the front garden, the kitchen-breakfast room is an inviting space. There are plenty of wall and base units with a matt white door complemented by a dark coloured work surface with a matching upstand. In terms of fitted equipment, there is a four-burner gas hob beneath a stainless-steel splash back and built-in extractor fan, a Zanussi eye-level oven and a single bowl stainless steel sink. There is plumbing and space for a washing machine, a free-standing fridge-freezer and a further under bench appliance. The gas boiler is housed in a wall unit for ease of access and there is beneficial bench lighting. The space has been completed by sandstone-coloured LVT flooring and there is ample space to sit and dine before the window overlooking the front of the property: a glorious open vista. The flooring continues into the hallway and into the lounge at the rear which creates a seamless transition between the different spaces.

The lounge is a wonderfully light and bright room with a superb rear garden aspect. This well-presented room 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 the lovely garden views.

Taking the stairs to the first floor, the landing opens out to two bedrooms and one 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. All the bedrooms are furnished with the same mauve carpet as on the stairs which creates continuity and comfort as you move throughout.

The main bedroom on this floor is a super king-sized room with a window overlooking the rear which captures a lovely open vista across fields, mature trees and bushes and to the sea in the distance.

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

The family bathroom, with attractive cushioned 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 grey tiling which which creates a crisp and fresh look.

At the end of the landing is an extra area leading to the stairs to the master bedroom, this useful extra area is used by the owners as a space to use

their running machine, other homes have made this area in to a home office, the area benefits from a window providing lots of natural light.

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. This light and bright bedroom is a large double with a semi-vaulted ceiling and a large window to the front with far reaching views. A Velux window opposite allows further natural light to enter. There is a bank of built-in mirrored sliding door wardrobes and to the other side there is a fabulous en-suite. This space has been furnished with flooring 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 window within the semi-vaulted ceiling allows for natural light. The walls have been finished with slightly embossed tiling which completes the look perfectly.

Externally, the rear garden is a superb outside space boasting lovely, elevated views over the open countryside in the distance. There is a patio ideal for alfresco dining with family and friends, and a path leads to the side gate and to the garage, which offers power and lighting. There is plenty of lawn with cottage style borders forming a lovely backdrop to this private space which is securely fenced to allow children and family pets to play safely.

Tenure: Leasehold

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

- Garage
- Driveway parking
- Builders guarantee
- Light and spacious
- Well presented
- Ensuite
- Ground floor WC
- Sought after location
- This house can also be bought as a shared ownership

Contact Us

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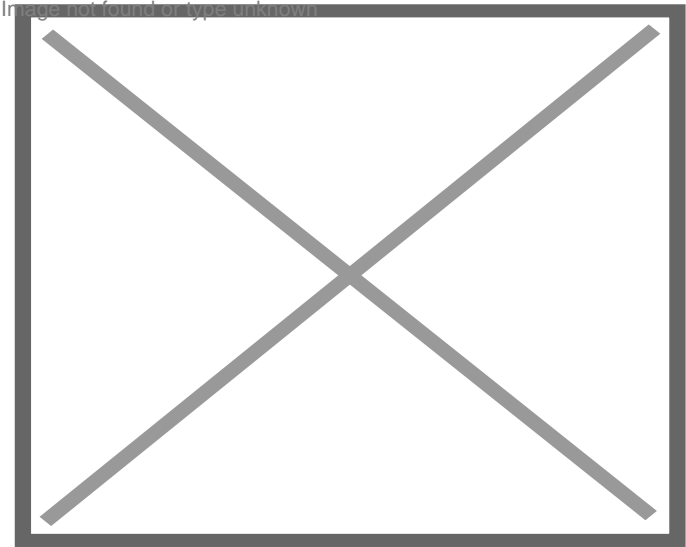


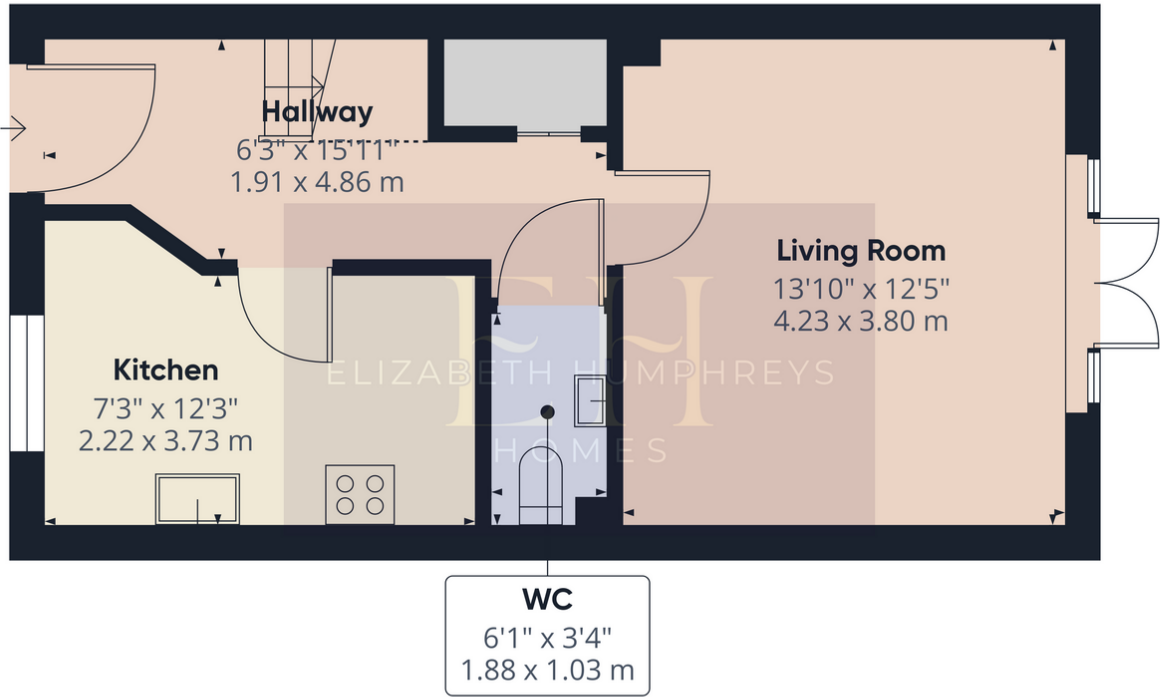




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		94
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Environmental (CO ₂) Impact Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-100) A		96
(81-91) B	86	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales		EU Directive 2002/91/EC





Ground Floor Building 1

Approximate total area⁽¹⁾
391 ft²
36.4 m²

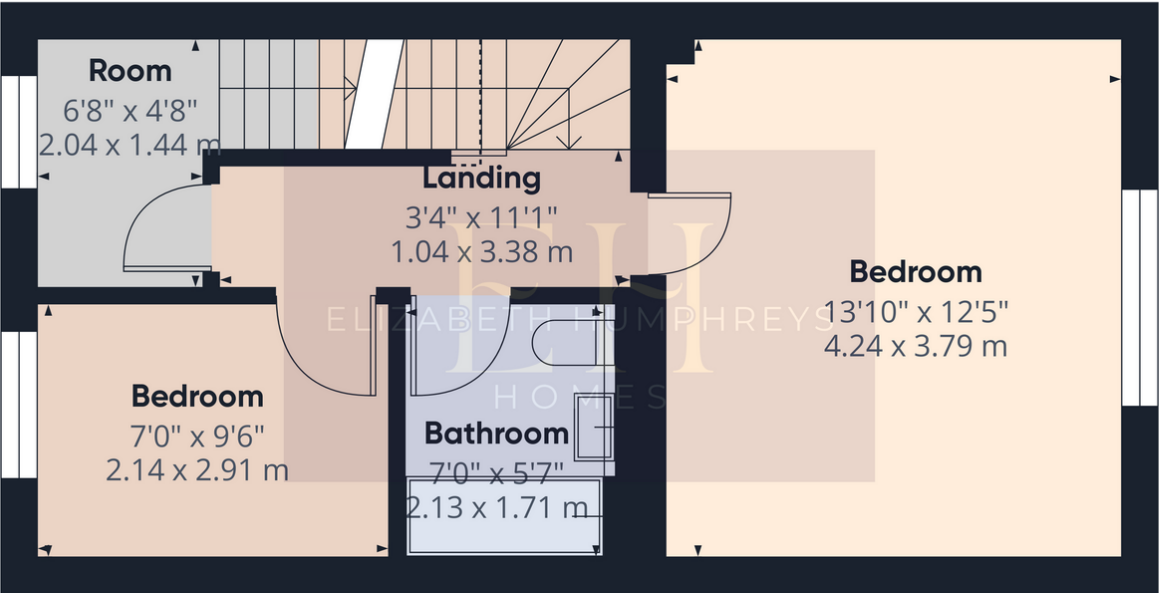
Reduced headroom
12 ft²
1.1 m²

(1) Excluding balconies and terraces

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

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 Building 1

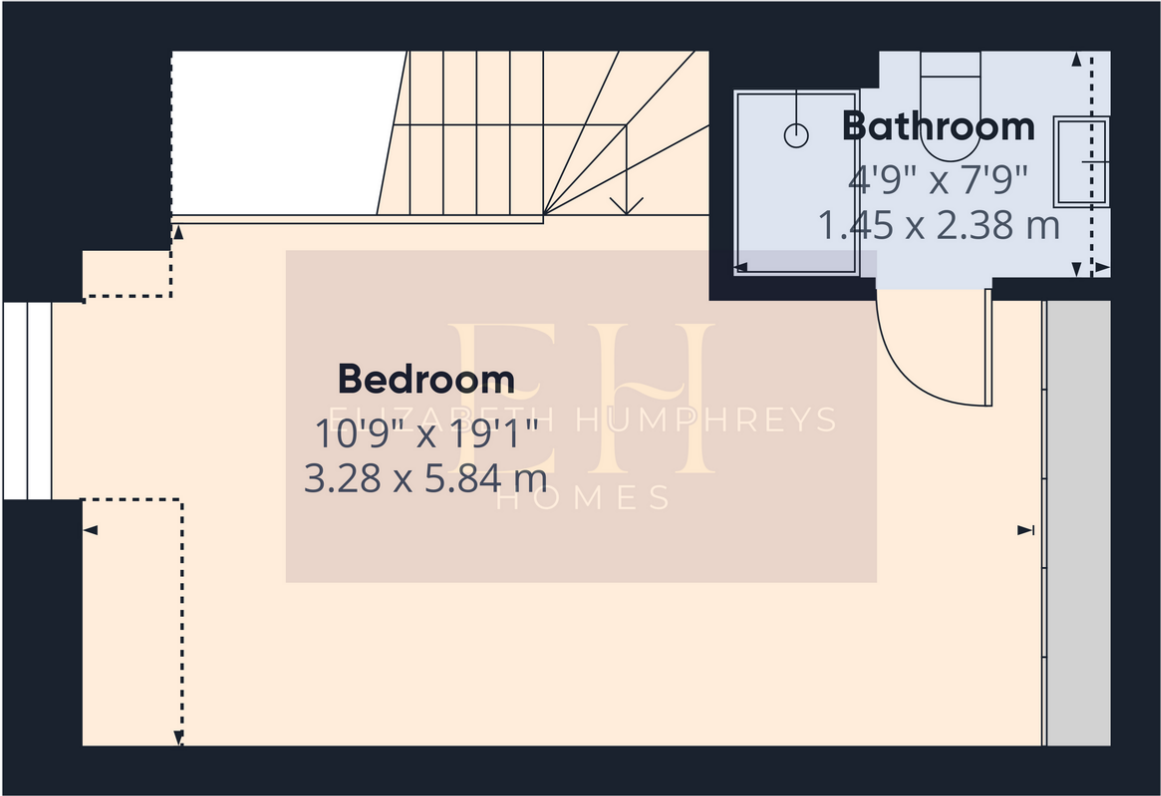
Approximate total area⁽¹⁾
346 ft²
32.1 m²

(1) Excluding balconies and terraces

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

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Floor 2 Building 1

Approximate total area⁽¹⁾
244 ft²
22.7 m²

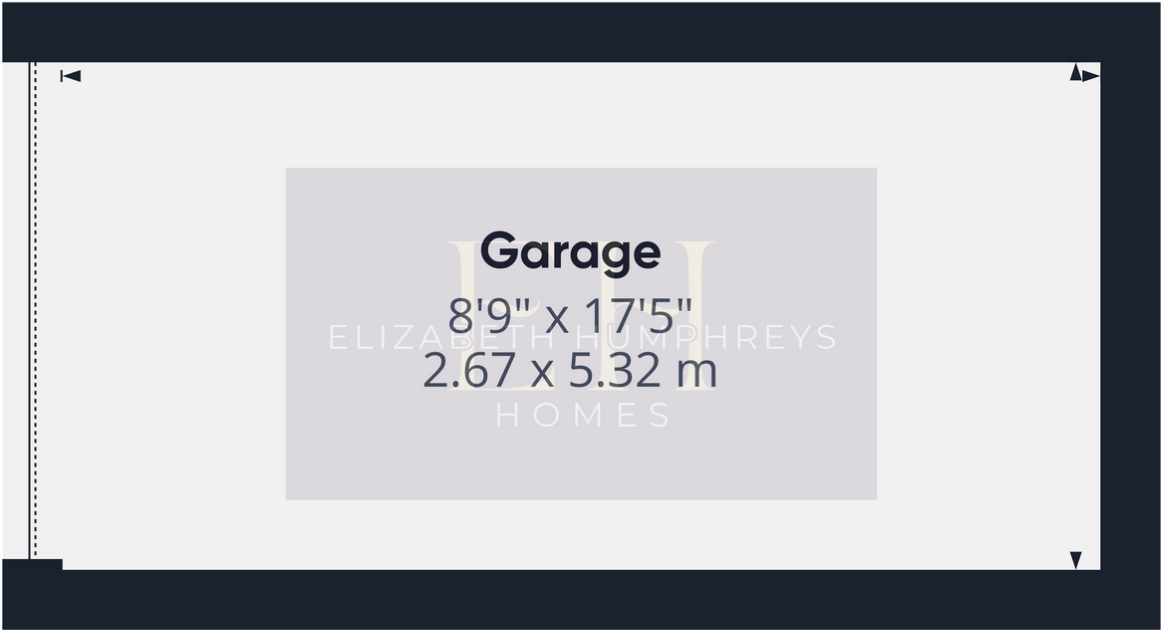
Reduced headroom
14 ft²
1.3 m²

(1) Excluding balconies and terraces

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

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 2

Approximate total area⁽¹⁾
154 ft²
14.3 m²

(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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