

Willoughby Park, Alnwick, Northumberland

Offers Over £325,000



Full Description

A family friendly home occupying a wonderfully elevated position capturing gorgeous views. Elizabeth Humphreys Homes are delighted to welcome to the market this fabulous three storey 3-4 bedroomed property located in the Northumberland town of Alnwick. This lovely home benefits from allocated parking to the front, uPVC windows and a composite front door, a low maintenance garden, driveway parking for two cars, super-fast fibre connection for the homeworkers, gas central heating and all the other usual mains connections. As a main or second home offering light and bright living, 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.

A beautifully designed home, the front door opens to an entrance hallway on the middle floor which showcases gorgeous herringbone style LVT flooring. Various doors lead off and the stairs provide access to the ground floor and first floor. There is beneficial storage housing the boiler and electrical consumer unit for ease of access.

Light and bright, the lounge/ bedroom four is a welcoming room with plenty of space to relax with family and friends and enjoy the views towards Hulne Park. This room could be utilised as a snug or an additional bedroom if you so wished as there is further seating space on the ground floor combined with the kitchen-dining-living space. A wood panelled wall forms an attractive feature, and the carpet completes the room beautifully.

Bedroom 1 is a large double room with an elevated view towards Alnwick Castle with the countryside beyond. This restful room, with a lovely carpet, offers various storage options.

The fully tiled bathroom is light and bright courtesy of a large window with privacy glass. The Roca suite comprises a concealed cistern toilet with a push button behind, a bath with a waterfall shower head and a separate shower head over and a pedestal hand wash basin. A chrome heated towel rail ensures added comfort.

Taking the stairs to the ground floor, the space opens out to a stunning L shaped kitchen-dining-living room. The kitchen offers a good number of wall and base units with a mushroom-grey coloured door complemented by a wood-effect laminate work surface and stone-effect splash back tiling. In terms of fitted equipment, there is a bowl and a half stainless steel sink, a fridge-freezer, waste receptacles, a washing machine and a tumble dryer. Furthermore, there is an island which incorporates an oven with an induction hob above. A large bay window allows for a huge amount of natural light to circulate in addition to capturing pleasant views which can be enjoyed whilst you sit and dine. The addition of a sofa provides an alternative space to sit making this a wonderfully sociable space appealing to modern living. A pair of French doors open out to the rear garden which is accessed via a couple of steps down to a patio ideal for al fresco dining. The low maintenance garden offers a lawn which leads to a superb, decked area framed by a hedge offering privacy. There is space for a garden shed and a gate to the side provides access to the front of the property.

The ground floor WC comprises a concealed cistern toilet and a full pedestal corner hand wash basin. The space is finished in beautiful racing green painted walls with the tiled floor creating a crisp and fresh look.

Taking the stairs to the first floor, the landing, with loft access above, provides convenient access to two further bedrooms, the bathroom and a storage cupboard housing the hot water cylinder.

Bedroom 2 is a super king-sized room featuring built-in wardrobes. The elevated views are beautiful and add a huge sense of peace and tranquillity. The carpet adds comfort.

Bedroom 3 is also a super king-sized room offering a calm and restful atmosphere and capturing those lovely, elevated views.

The fully tiled bathroom comprises a concealed cistern toilet with a push button behind, a half pedestal hand wash basin with mixer tap and a bath with a shower over. A chrome heated towel rail ensures added comfort and a recessed space incorporating a mirror adds to the sense of space.

Tenure: Freehold

EPC: B

Council Tax Band: D £2514.04

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 chain
- Parking
- Garden
- Views over Alnwick
- Kitchen Dining Living room
- Sought-after location

Contact Us

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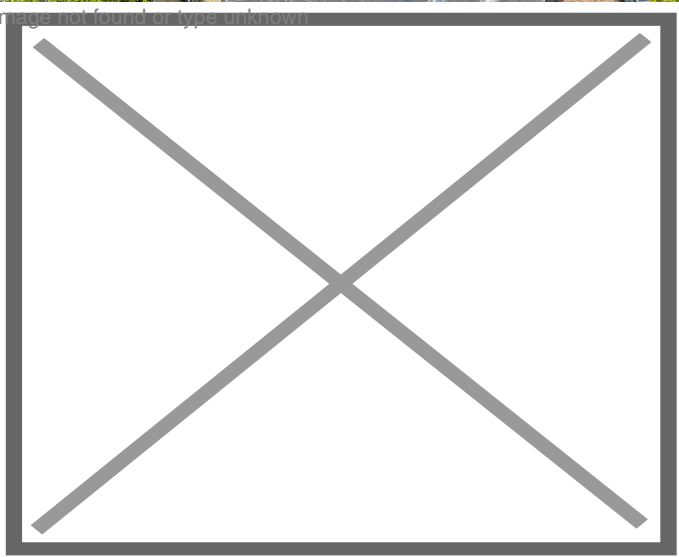


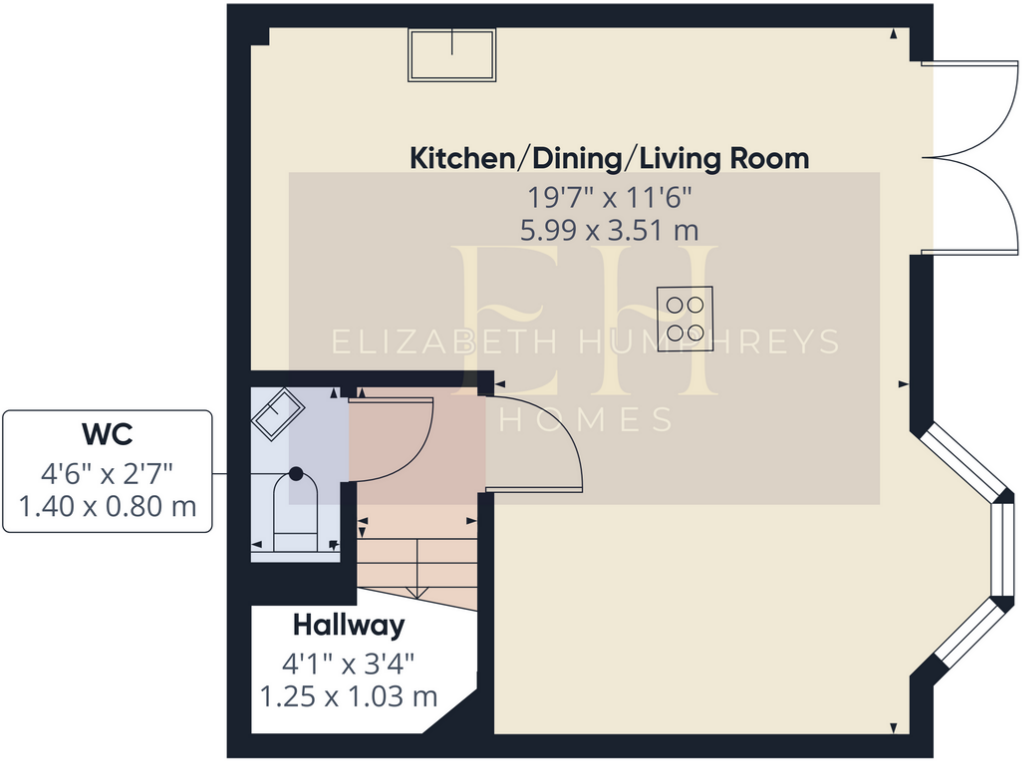




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		92
(81-91) B	81	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC		

Environmental (CO ₂) Impact Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-100) A		92
(81-91) B	82	
(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		





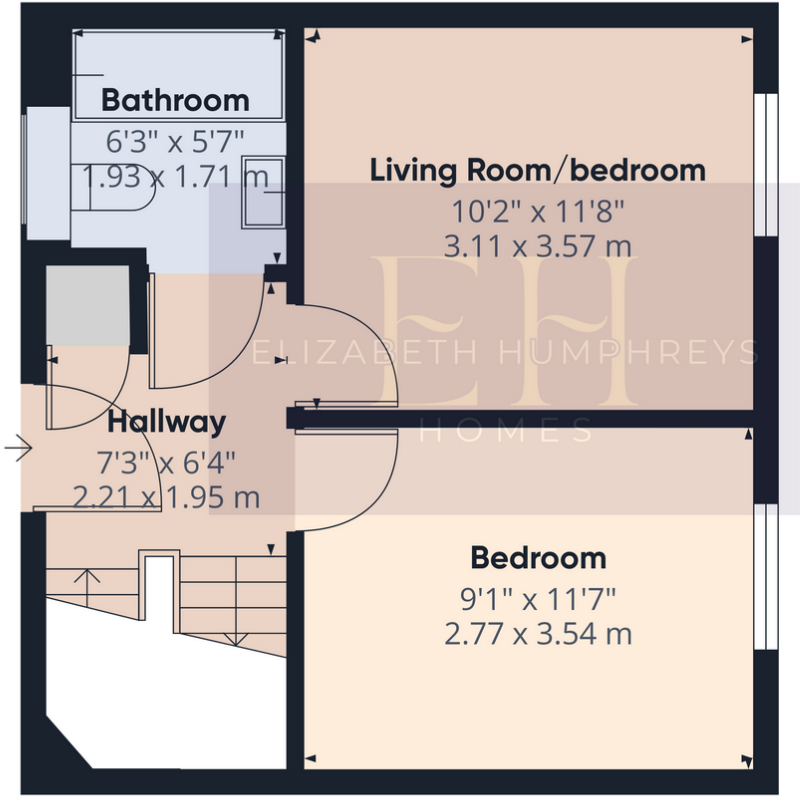
Ground Floor

Approximate total area[®]
367 ft²
34.1 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.
Calculations are based on RICS IPMS 3C standard.

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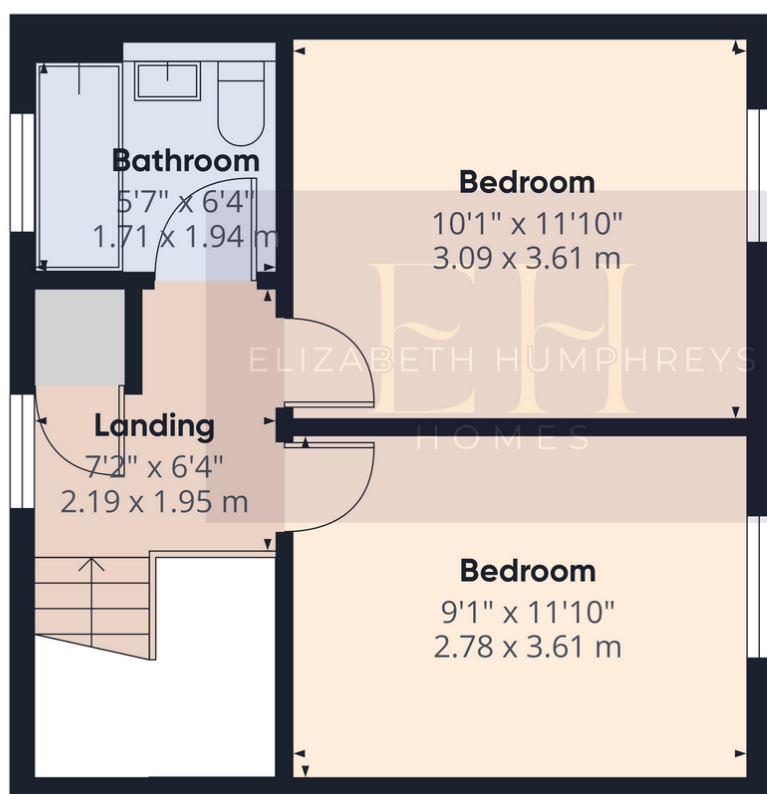
Floor 1

Approximate total area[®]
319 ft²
29.6 m²

(1) Excluding balconies and terraces

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Floor 2

Approximate total area⁽¹⁾
316 ft²
29.3 m²

(1) Excluding balconies and terraces

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