

# Butchers Close, Swordy Park, Alnwick, Northumberland

£375,000



## Full Description

A well-presented home offering spacious and stylish living on the newly built Taylor Wimpey Swordy Park estate. Elizabeth Humphreys Homes are delighted to welcome to the market this charming 4 bedroomed property located in the Northumberland town of Alnwick. This family home benefits from a corner plot including attractive front and rear gardens, tarmac driveway parking for two cars leading to a single garage, 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.

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. It 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.

Entry is via the front door into a wide internal hallway with stairs ascending

to the first floor with various doors leading off. The ground floor WC has a Geberit suite, framed by half-height marble-effect tiling to the walls, comprises a close-coupled toilet with a push button above and a hand wash basin. The space has been finished practically with vinyl flooring. There is additional storage in the recess beneath the stairs which is ideal for cloaks hanging.

Bathed in natural light courtesy of the attractive bay window to the front, the lounge is a welcoming room with a quality grey carpet throughout creating a comfortable feel underfoot. This is an ideal space in which to relax with family and friends, exchanging stories of the day.

The kitchen-diner is a sociable room which comfortably accommodates a dining table and accompanying chairs in addition to a sofa. The kitchen offers a good number of wall and base units with white high-gloss handleless doors complemented by a wood-effect work surface with a matching upstand and grey brick-style splashback tiling. In terms of fitted equipment, there is a bowl and a half stainless steel Franke sink, a dishwasher, double oven, a fridge freezer and a four burner AEG induction hob beneath a chimney-style extractor fan and a grey glass splashback. A pair of French doors, with a window to either side, and a further window in the kitchen area allow a tremendous amount of natural light to enter in addition to capturing views of the garden, creating a seamless transition between indoor and outdoor living.

A door opens to the utility room which provides further storage space, a built in washing machine and space for a tumble dryer as well as a single bowl stainless steel sink. A composite door provides access to the rear garden and a further door allows easy access to the single garage, with an up and over door, which houses the consumer unit and the boiler as well as offering space for additional storage units and other appliances if necessary.

Taking the stairs to the first floor, the landing opens out to four bedrooms, three bathrooms and a storage cupboard housing the hot water tank. The quality carpeting furnishing the first floor enhances the comfort offered by these restful bedrooms.

The primary bedroom is a spacious double with two windows overlooking the front of the property. There are two matching wardrobes and an ensuite. The ensuite comprises a double-sized shower cubicle with a shower within behind a concertina glass door, a close-coupled toilet with a push button above, and a pedestal wash hand basin with a shaver point located to the side. Marble-effect tiling finishes the walls to half height but extends to full height around the shower area, and a window allows for natural light.

Bedroom 2 is another good-sized double room to the front of the property with an ensuite and a built-in wardrobe in addition to useful storage above the head of the stairs. The ensuite comprises a double-sized shower cubicle with a shower within behind a concertina glass door, a close-coupled toilet with a push button above, and a pedestal wash hand basin with a shaver point located to the side. Marble-effect tiling finishes the walls to half height and extends to full height around the shower area, and a window allows for natural light.



Bedroom 3 is a double room overlooking the rear of the property. This spacious room offers plenty of storage options.

Bedroom 4 is a further double room capturing pleasant views of the rear garden.

The family bathroom is sizeable and finished with the same marble-effect tiling to the walls. The suite comprises a bath with a fitted shower over behind a glass shower screen, a close-coupled toilet with a push button above and a pedestal wash hand basin with a shaver point located above. Natural light enters via a window to the rear.

Externally, the rear garden is a pleasant space in which you can relax and unwind after the hustle and bustle of the day. A sizeable, paved area affords the perfect space to enjoy alfresco dining, and a path leads towards a further sitting area at the foot of the garden which catches the sun throughout the day. The space is securely fenced to allow children and family pets to play safely and enjoy the lawned area. Convenient amenities include an external tap, an outdoor electric socket, security light and designated waste receptacle storage.

**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

- Light and spacious
- 7.5 years remaining NHBC guarantee
- Garage
- Driveway parking
- Lovely layout well-designed home
- Two ensuite bedrooms
- Good sized garden

## Contact Us

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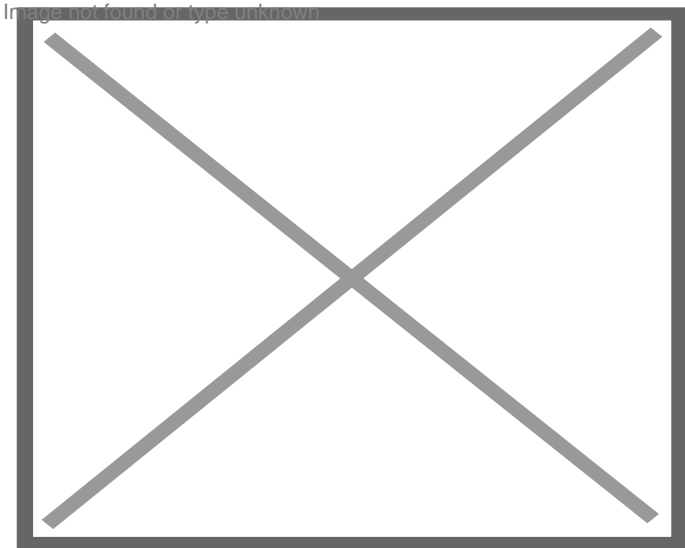






Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			93
(81-91) <b>B</b>		84	
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England, Scotland & 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>			94
(81-91) <b>B</b>		85	
(69-80) <b>C</b>			
(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	



**WC**  
5'6" x 2'10"  
1.70 x 0.87 m



Ground Floor



Approximate total area<sup>(1)</sup>

753.9 ft<sup>2</sup>  
70.04 m<sup>2</sup>

Reduced headroom

12.81 ft<sup>2</sup>  
1.19 m<sup>2</sup>

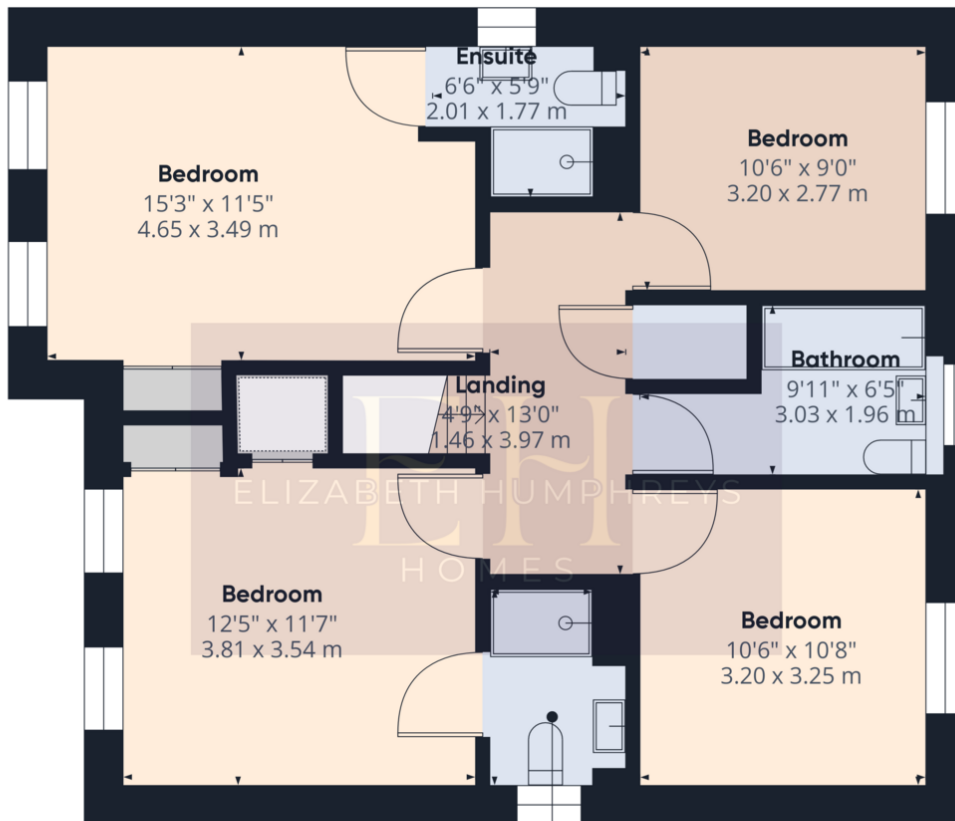
(1) Excluding balconies and terraces

Reduced headroom  
Below 5 ft/1.5 m

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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**Ensuite**  
4'0" x 7'3"  
1.23 x 2.24 m

Floor 1



Approximate total area<sup>(1)</sup>

717.09 ft<sup>2</sup>  
66.62 m<sup>2</sup>

(1) Excluding balconies and terraces

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