

# Carpenters Crescent, Alnwick

£260,000



## Full Description

A beautifully presented home offering spacious and stylish living on the newly built Taylor Wimpey Willowburn Park estate. Elizabeth Humphreys Homes are delighted to welcome to the market this charming 3 bedroomed property located in the Northumberland town of Alnwick. This family home benefits from attractive front and rear gardens, driveway parking for two cars leading to a single garage, uPVC windows and composite doors, super-fast fibre connection, 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 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 grey composite front door opens into a welcoming hallway finished with LVT flooring which extends throughout the ground floor, creating a

seamless transition between the different spaces. Stairs, with useful storage beneath in addition to a recessed area, ascend to the first floor and various doors lead off. The ground floor WC is beneficial as it negates the need to continually frequent the upstairs facilities. The suite comprises a close-coupled toilet with a push button and a full pedestal hand wash basin with an attractive mosaic splashback tile behind.

Taking advantage of views to the front of the property, the kitchen offers a good number of wall and base units with a white door with a gold-coloured handle complemented by a beech block wood effect work surface with a matching up stand. In terms of fitted equipment, there is a washing machine, a full-size dishwasher, a fridge freezer, a microwave, a Zanussi oven, a four-burner gas hob with a stainless-steel splashback beneath an integrated extractor fan, and a single bowl stainless steel sink. The boiler is housed in a cupboard for ease of access and a recessed area provides a convenient space to accommodate a further appliance if you so wished.

Located to the rear of the property, the sitting-dining room is a wonderfully sociable space. The room is flexible, allowing the owner to create a comfortable large sitting room or split the room into a sitting area and a dining area. A pair of French doors open out onto a patio ideal for alfresco dining. Well-presented and comfortable, this is the perfect place in which to spend time with family and friends exchanging stories of the day.

Taking the stairs to the first floor, the generously proportioned landing opens to two bedrooms and the family bathroom.

Bedroom 1 is a good-sized double room capturing elevated views of the hills and the sea to the rear of the property. This restful room offers a variety of storage options and showcases a partially wood-panelled feature wall which is appealing.

Bedroom 2 is a large single room taking advantage of the pleasant vista to the front.

The tastefully decorated family bathroom, with a tiled floor, comprises a close-coupled toilet with a push button behind, a vanity unit with a hand wash basin on top and a mirror above, and a bath with a shower over. Attractive light grey tiling around the bath and shower area completes the look perfectly.

The beautifully presented 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 dormer window to the front. A Velux window opposite allows further natural light to enter. Under the Velux there is a bank of built-in wardrobes with a smooth-running mirrored door, and to the side there is a fabulous ensuite. This space has been furnished with deep grey floor tiles and sandstone wall tiles 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.

The rear garden, landscaped with well-stocked borders, is a lovely space in which you can spend time with family and friends. The paved area



accessed from the dining room is ideal for enjoying alfresco dining and the lawn offers an alternative place to sit and relax during those warm summer months.

Tenure: Freehold

EPC: B

Council Tax Band: D, £2,398.99 for the 2024-25 financial year

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
- Garage
- Garden
- Views
- Ensuite
- Driveway parking
- Light and spacious
- Well cared-for home
- Sought-after location

## Contact Us

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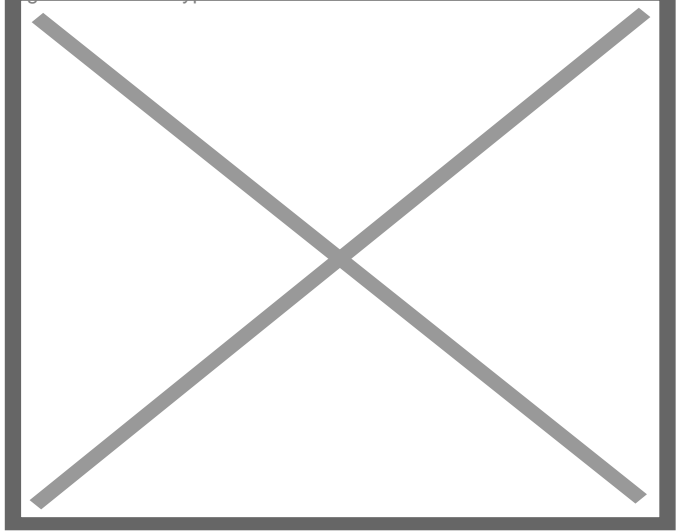


**Energy Efficiency Rating**

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		94
(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>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

**Environmental (CO<sub>2</sub>) Impact Rating**

	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92-100) <b>A</b>		96
(81-91) <b>B</b>	86	
(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>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	





**Approximate total area<sup>(1)</sup>**  
401.17 ft<sup>2</sup>  
37.27 m<sup>2</sup>

**Reduced headroom**  
12.97 ft<sup>2</sup>  
1.2 m<sup>2</sup>

(1) Excluding balconies and terraces

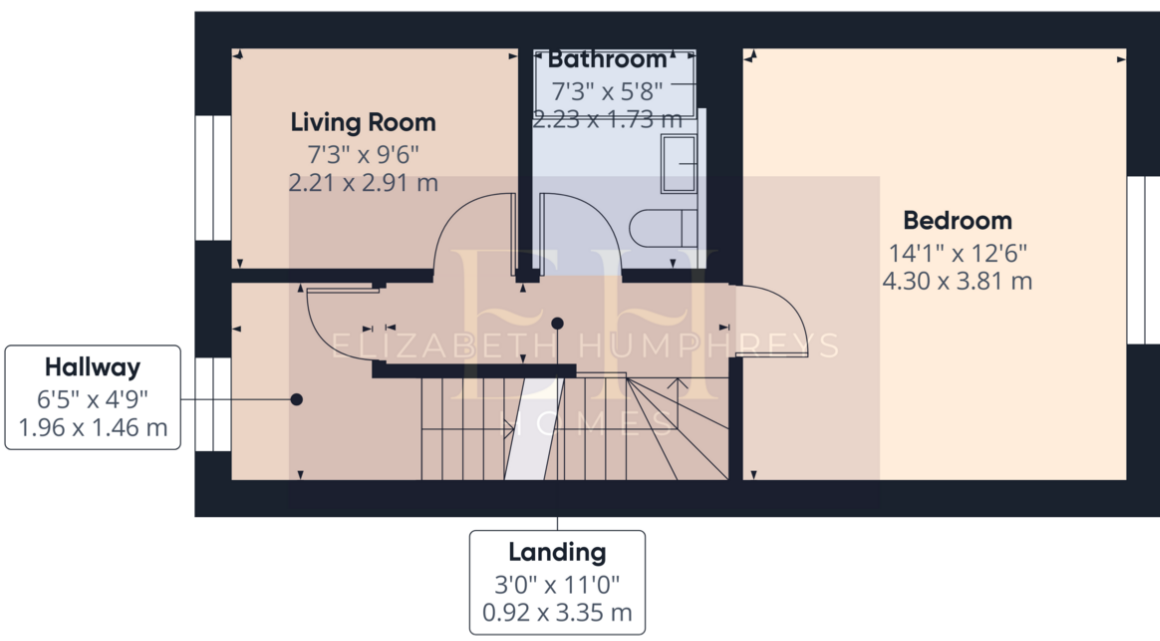
Reduced headroom  
----- Below 5 ft/1.5 m

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.

**GIRAFFE360**

Ground Floor Building 1





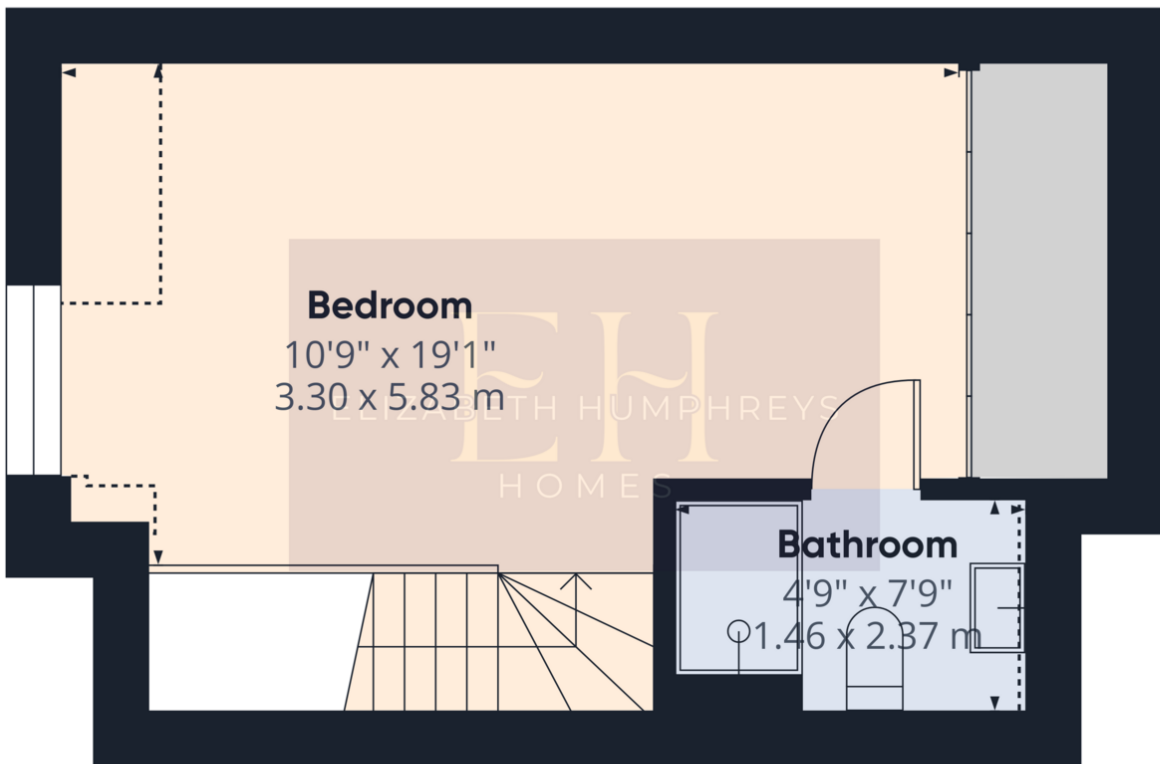
Floor 1 Building 1

Approximate total area<sup>(1)</sup>  
 355.22 ft<sup>2</sup>  
 33 m<sup>2</sup>

(1) Excluding balconies and terraces

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Floor 2 Building 1

Approximate total area<sup>(1)</sup>  
 256.29 ft<sup>2</sup>  
 23.81 m<sup>2</sup>

Reduced headroom  
 12.97 ft<sup>2</sup>  
 1.21 m<sup>2</sup>

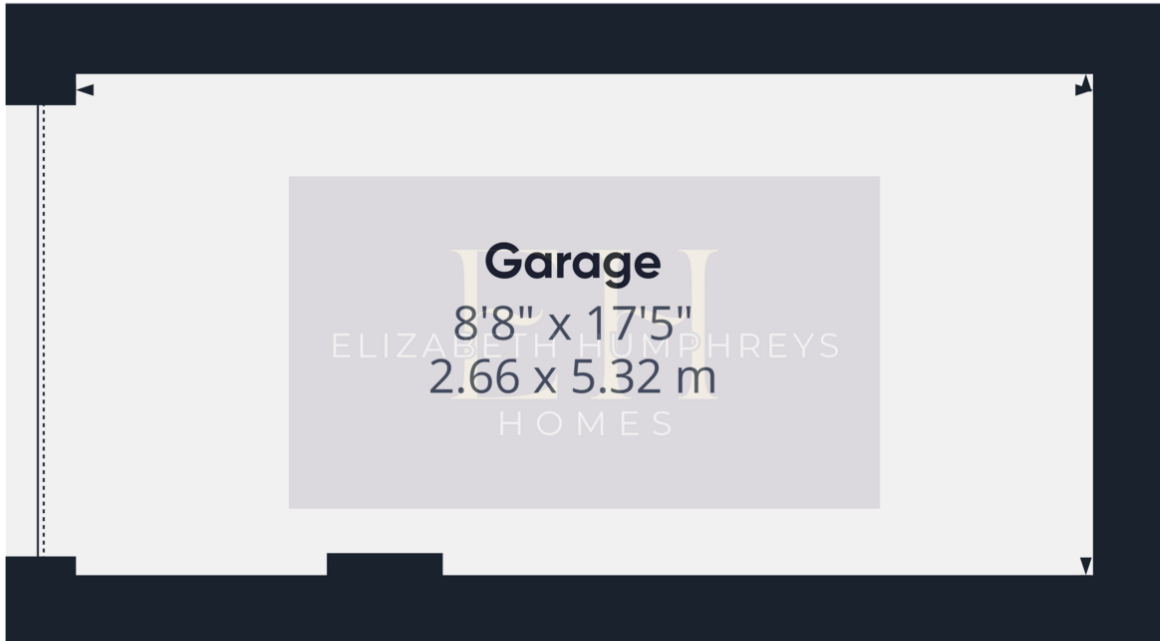
(1) Excluding balconies and terraces

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

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Approximate total area<sup>(1)</sup>  
156.18 ft<sup>2</sup>  
14.51 m<sup>2</sup>

(1) Excluding balconies and terraces

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