

Skinner's Close, Swordy Park, Alnwick, Northumberland

Offers Over £310,000



Full Description

A family friendly home in a quiet cul-de-sac on the newly built Taylor Wimpey Swordy Park estate. Elizabeth Humphreys Homes are delighted to welcome to the market this lovely 4 bedroomed detached property located in the Northumberland town of Alnwick. This well-presented home benefits from driveway parking for up to three cars leading to a single garage, low maintenance 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.

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.

Entry is via the composite front door into a wide and welcoming hallway

with carpeted stairs ascending to the first floor and various doors leading off. The recess beneath the stairs is sizable and is used as a convenient office space by the current owners. Laminate flooring extends throughout most of the ground floor, creating a seamless transition between the different spaces. The ground floor WC is a superb asset as it negates the need to continually frequent the upstairs facilities. The suite comprises a close-coupled toilet with a push button behind and a pedestal hand wash basin. The space has been finished with vinyl flooring. Opposite the WC there is useful access to a cupboard beneath the stairs which offers excellent storage potential.

The lounge is a light and bright inviting room with a large double window overlooking the front of the property. This is a comfortable and convivial space in which to spend time with family and friends.

The well-equipped and generously proportioned kitchen-diner is located to the rear of the property and is ideally placed to be able to supervise children and family pets playing in the rear garden, as there are French doors and a further window allowing an unobstructed view and plenty of natural light to enter. The dining end of the room comfortably accommodates a six-seater table and chairs in addition to further furniture. The kitchen offers plenty of wall and base units with a cream shaker-style door complemented by an attractive splashback and a wood-effect laminate work surface. There is a built-in dishwasher, a built-in fridge freezer, an eye-level oven, a four-burner gas hob beneath a chimney-style extractor fan, and a bowl and a half stainless-steel sink. The boiler is housed in cupboard in the corner for ease of access.

The utility room leads from the kitchen and is incredibly useful, offering space for a washing machine and additional work surfaces and shelving or space and plumbing for a further appliance.

Taking the stairs to the first floor, the wide landing opens out to four bedrooms and two bathrooms, one of which is an ensuite. All the bedrooms are carpeted which creates a warm and comfortable feel as you move throughout.

The primary bedroom is a spacious double room taking advantage of views over the rear garden. A full bank of built-in wardrobes is beneficial and this room also boasts the ensuite. The suite comprises a fully tiled shower cubicle with an electric shower within behind a concertina door, a close-coupled toilet with a push button and a pedestal hand wash basin with a recessed mirror above. The space is finished stylishly with vinyl flooring.

Bedroom 2 is a large double room with a window capturing a pleasant vista to the front. This room offers built-in wardrobe storage.

Bedroom 3 is a light and bright single room to the front of the property with views of the hills surrounding the town in the distance.

Bedroom 4 is a large single room overlooking the rear of the property. A built-in wardrobe offers excellent storage.

The family bathroom is centrally located and comprises a bath, a close-

coupled toilet with a push button and a pedestal wash hand basin. The space is finished with half height tiling to the walls around the bath area with an attractive splash back behind the hand wash basin.

The rear garden is sizeable and is securely fenced to allow children and family pets to play safely on the lawned area. A patio is accessed from the French doors within the dining room and is the perfect place to enjoy alfresco dining during those warm summer months. There is a garden shed located in the space to the side of the property, which provides further storage possibility, and a useful outdoor tap. A superb outside space in which you can relax after a busy day. A gate to the side of the garden leads out to the separate single garage and the driveway area.

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
- Ground floor WC
- Ensuite
- Garden
- Garage
- Driveway parking
- Builders guarantee
- Sought-after location

Contact Us

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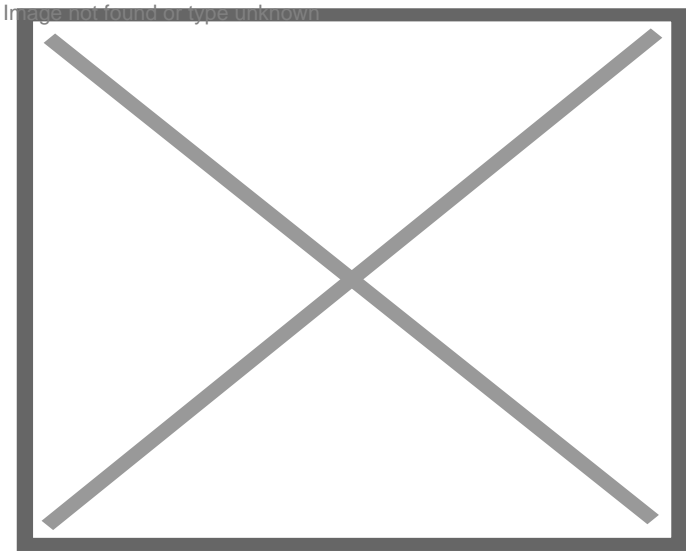






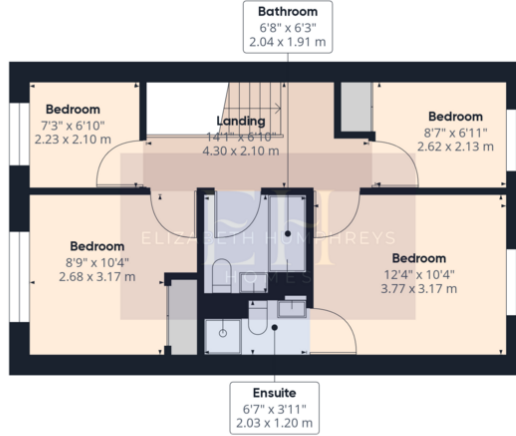
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			94
(81-91) B		83	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental (CO ₂) Impact Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100) A			95
(81-91) B		85	
(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	

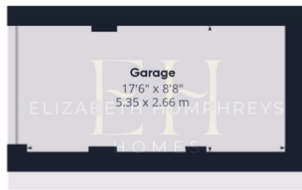




Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2



Approximate total area⁽¹⁾

1151.63 ft²
106.99 m²

Reduced headroom

15.72 ft²
1.46 m²

(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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