



Tyelaw Meadows Shilbottle

- Four bedroom detached property
- Master bedroom with ensuite
- Well-presented accommodation
- Popular residential location
- Integral garage with parking in front

Guide Price: £ 285,000



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65 Tyelaw Meadows

Shilbottle, Alnwick, Northumberland NE66 2JJ

A beautifully presented four bedroom detached house located on a popular modern development in the village of Shilbottle on the outskirts of Alnwick in Northumberland. The location is fantastic for access to both the A1 and the coast, as well as rail links for the East Coast Main line at Alnmouth only 2 miles away. The historic town of Alnwick is within approx. 3 miles, where you can find a range of shops, schools, restaurants, pubs, supermarkets, and leisure facilities. If you fancy a walk along the beach, Alnmouth is just down the road within 5 miles. Shilbottle itself has a Primary school, local shop with Post office counter, Pharmacy, and the well-known 'Running Fox' artisan bakery and coffee shop.

This spacious property is likely to appeal to a family as it features most things on a buyer's tick list of requirements that include; a utility, downstairs W.C., ensuite to master bedroom, garage, breakfasting kitchen, and West facing rear garden. The hall provides access to most of the ground floor accommodation, and the separate reception rooms have double doors between. This is a fantastic family home located in a convenient location in Northumberland.

HALL

Double glazed door, radiator, staircase to first floor, coving to ceiling, Karndean flooring, doors to W.C., lounge and dining room.

DOWNSTAIRS W.C.

Close coupled W.C., wash hand basin, radiator, and tiled floor.

LOUNGE 17'10 into bay x 11'4 (5.44m into bay x 3.45m)

Double glazed bay window to front, coving to ceiling, radiators, double doors to the dining room.

DINING ROOM 10'6 x 9'7 (3.20m x 2.92m)

Double glazed French doors to rear, radiator, door to hall, and double doors to lounge.

KITCHEN 15'11 x 9'11 max, 7'4 min (4.85m x 3.02m max, 2.24m min)

Double glazed window and French doors to rear, extra door to side, door to utility, fitted wall and base units with Granite work surfaces incorporating Belfast sink, gas hob with extractor hood over, electric oven, integrated fridge/freezer, integrated slim dishwasher, island with cupboards and breakfast bar, part tiled walls, and radiator.

UTILITY 5'7 x 4'10 (1.70m x 1.47m)

Double glazed window to side, central heating boiler, sink and base unit, space for washing machine, part tiled walls, and radiator.

FIRST FLOOR LANDING

Double glazed window to side, radiator, access to loft space, and storage cupboard with hanging rail.

BEDROOM ONE 14'7 x 11'4 (4.45m x 3.45m)

Double glazed window to front, double wardrobe, radiator, and door to ensuite.

ENSUITE

Double glazed frosted windows to front, shower cubicle - tiled walls with mains shower, pedestal wash hand basin, close coupled W.C., part tiled walls, and extractor fan.

BEDROOM TWO 11'10 x 11'0 (3.61m x 3.35m)

Double glazed window to rear, laminate flooring and radiator.

BEDROOM THREE 9'4 x 8'1 (2.84m x 2.46m)

Double glazed window to front, and radiator.

BEDROOM FOUR 7'7 x 7'6 (2.31m x 2.29m)

Double glazed window to rear, and radiator.

BATHROOM

Double glazed frosted window to rear, bath, pedestal wash hand basin, W.C., shaver point, chrome ladder heated towel rail, tiled floor, part tiled walls, and extractor fan.

GARAGE

Integrated single garage with up and over door.

EXTERNALLY

The front has a tarmacked driveway for parking, and a lawned area with hedge surround. The enclosed rear garden is mainly laid to lawn with a decked area, and garden shed.

SERVICES

Mains electricity, gas, water and drainage. Gas central heating.

TENURE

Freehold.

EPC RATING C | COUNCIL TAX BAND D

AL008259/DM/RAJ/31.03.2023/V1

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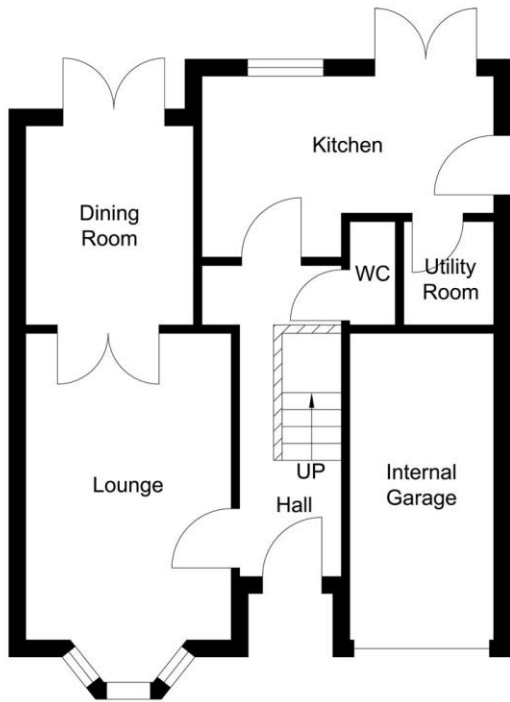


16 Branches across the North-East

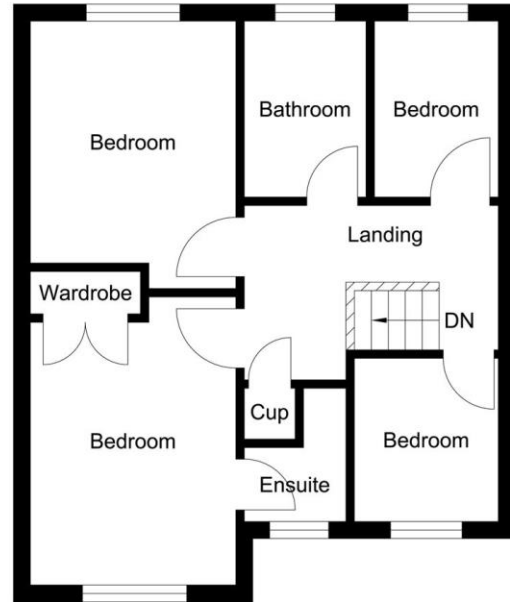


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Ground Floor



First Floor

65 Tyelaw Meadows

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Version 1



Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	76 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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