



## Allerburn Lea

Alnwick

- Detached
- Four bedrooms
- Master bedroom with ensuite
- Conservatory
- Cul de sac location
- Converted garage

Offers in the Region of : **£370,000**

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ROOK  
MATTHEWS  
SAYER

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83 Allerburn Lea

Alnwick

Northumberland

NE66 2NQ



Located on a favourable residential development within the historic town of Alnwick in Northumberland, this four bedroom detached house is an excellent family home situated within a quiet cul-de-sac and offers spacious rooms and a desirable south facing aspect at the rear. The garage has been converted to a sizeable dining room but would also make a good playroom or family room. The generous size lounge is dual aspect and therefore spans the full depth of the house with doors leading out to the garden at the rear. The largest of the four bedrooms benefits from an ensuite shower room and wardrobes are included in bedrooms one and two. With a block paved drive accommodating up to approx. three cars and an EV charging point installed, it is ideal for a household with more than one car, and there, and there is a long visitor parking bay available on the street too.

#### ENTRANCE VESTIBULE

Double glazed composite entrance door | Laminate flooring | Radiator | Door to W.C. and hall



#### W.C.

Double glazed frosted window | Close coupled W.C. | Wash hand basin with cabinet | Laminate flooring | Radiator

#### HALL

Downlights | Radiator | Stairs to first floor | Understairs cupboard | Laminate flooring | Coving to ceiling | Doors to lounge, kitchen and dining room

#### LOUNGE 11'2 x 25'7 (3.40m x 7.80m)

Double glazed bow window to front | Double glazed French doors and window to rear | Electric fire | Coving to ceiling | Radiators



#### KITCHEN 14'11 x 9'3 (4.55m x 2.82m)

Double glazed window to rear | Fitted wall and base units | 1 ½ bowl sink | Dual fuel range cooker | Extractor hood | Integrated dishwasher | Space for fridge/freezer | Space for tumble dryer | Laminate flooring | Downlights | Double glazed door to conservatory | Doors to hall and dining room

#### DINING ROOM 7'10 x 18'3 max (2.39m x 5.56m max)

Double glazed window to front | Laminate flooring | Cupboard housing washing machine and central heating boiler | Radiators | Coving to ceiling | Downlights

#### CONSERVATORY 7'7 x 9'10 (2.31m x 2.99m)

Double glazed windows and door | Electric ladder heated towel rail | Electric sockets



## FIRST FLOOR LANDING

Loft access to part boarded loft | Doors to bedrooms and bathroom

## BEDROOM ONE 11'9 x 14'2 (3.58m x 4.32m)

Double glazed window to front | Wardrobes | Radiator | Door to ensuite

## ENSUITE

Double glazed frosted window to front | Shower cubicle with wet wall and mains shower | Integrated W.C. and wash hand basin with cabinets | Granite tops | Electric/Mains Chrome ladder heated towel rail | Shaver point | Downlights | Extractor fan | Under floor heating

## BEDROOM TWO 12'9 x 8'11 (3.89m x 2.72m)

Double glazed window to front | Radiator | Wardrobes

## BEDROOM THREE 10'4 x 10'1 (3.15m x 3.07m)

Double glazed window | Radiator

## BEDROOM FOUR 9'2 x 8'10 (2.79m x 2.69m)

Double glazed window | Radiator

## BATHROOM

Double glazed frosted window to rear | Bath with hand held shower attachment | Part tiled walls | Pedestal wash hand basin | W.C. | Chrome ladder heated towel rail | Shaver point | Extractor fan

## EXTERNAL

Block paved drive to front for approx. three cars | EV Charger | Access to the rear garden | Rear garden with patio area | Lawned area | Outside tap | Fenced boundary | External sockets to front and rear | Three garden sheds

## PRIMARY SERVICES SUPPLY

Electricity: Mains | Water: Mains | Sewerage: Mains | Heating: Mains gas | Broadband: Fibre | Mobile Signal Coverage Blackspot: No | Parking: Drive for three cars

## MINING

The property is not known to be on a coalfield and not known to be directly impacted by the effect of other mining activity. The North East region is famous for its rich mining heritage and confirmation should be sought from a conveyancer as to its effect on the property, if any.

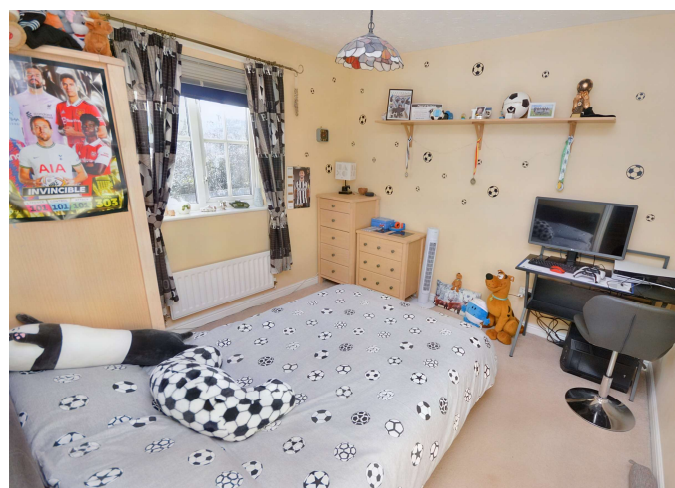
## TENURE

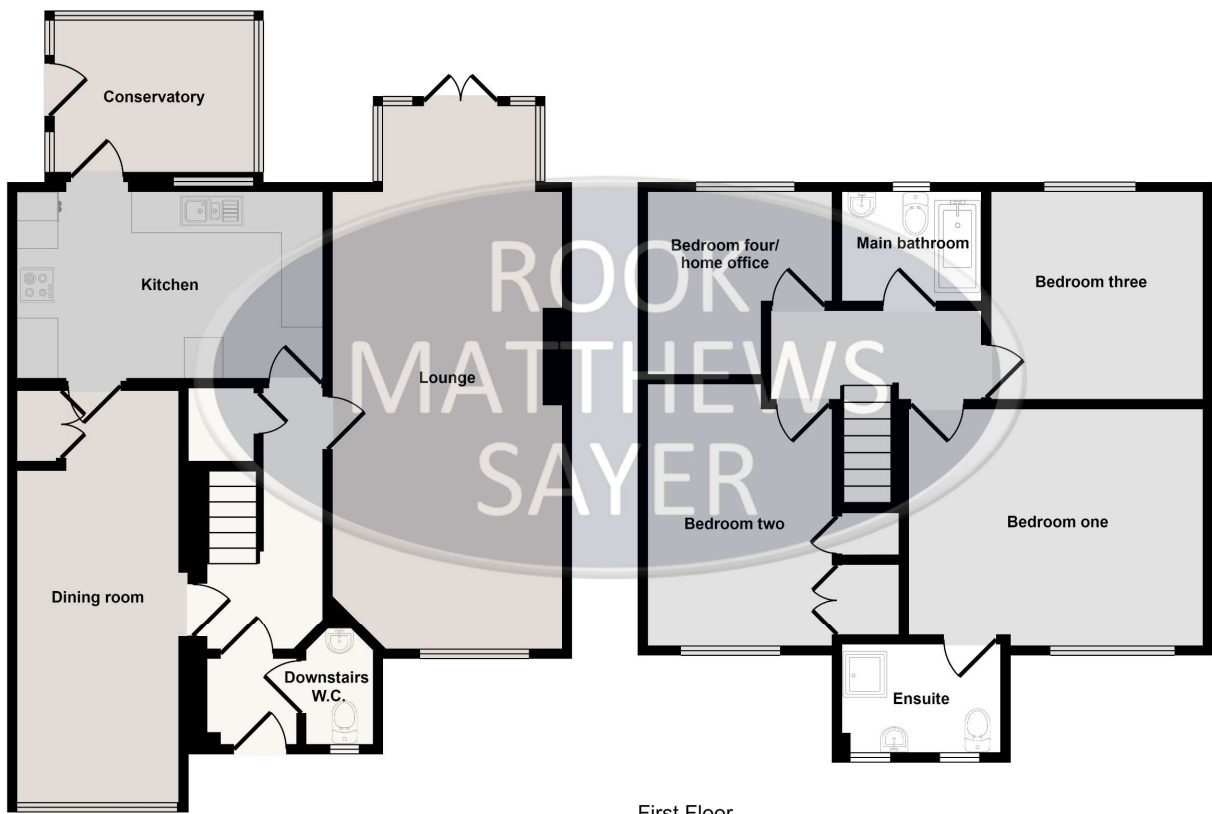
Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

**COUNCIL TAX BAND: D | EPC RATING: To follow**

AL008642/DM/RJ/22.01.2024/V2

INSERT EPC HERE





First Floor

Ground Floor

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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