



Mercers Way Alnwick

- Detached
- Four bedrooms
- Two ensembles
- Open plan kitchen/dining
- Landscaped rear garden
- Close to schools

Guide Price: £375,000

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55 Mercers Way

Swordy Park, Alnwick

Northumberland NE66 1DE

Located in the historic town of Alnwick in Northumberland, this four-bedroom detached house with an integral garage is ideally situated near to local schools, a retail park, and leisure facilities. With easy access to the A1 main road and less than 5 miles to the East Coast Main Line rail station at Alnmouth, it is also a convenient location for commuters. Constructed as part of a new housing development in 2021 by the builders Taylor Wimpey, the property occupies a generous size plot with multi-vehicle parking provided at the front on a wider than average drive, and at the rear the superb southerly rear aspect looks out over open fields.



The accommodation is ideal for a growing family as there are ensembles off the largest two bedrooms in addition to the main family bathroom and downstairs W.C. Whilst the lounge at the front provides a spacious and private living room, the space at the rear of the property is one long open plan kitchen dining and living room with a southerly aspect and two sets of French doors out to the landscaped rear garden. The installation of an insulated and triple glazed home office in the garden has provided an invaluable room that could be utilised as a playroom or all-round garden room. The next occupier is going to be able to enjoy all the benefits of a new build energy efficient home with quality contemporary fixtures and fittings without the time and expense of laying flooring and landscaping the rear garden as it has all been done by the current occupier.



HALL

Composite entrance door | 'Malmo' flooring luxury vinyl flooring | Understairs storage cupboard | Radiator

LOUNGE 18'3 x 10'10 (5.56m x 3.3m)

Double glazed window | Fireplace incorporating an electric fire | Radiator

OPEN PLAN KITCHEN/DINING ROOM/LIVING SPACE 26'7 x 9'8 (8.1m x 2.95m)

Double glazed window | Two sets of double-glazed French doors to garden | Downlights | Radiator | Fitted units comprising; integral double electric oven, gas hob, extractor hood, integrated washing machine, integrated dishwasher, 1½ stainless steel sink

DOWNSTAIRS W.C.

Close-coupled W.C. | Pedestal wash-hand basin | Riles splash back | Radiator | 'Malmo' luxury vinyl tiled floor



FIRST FLOOR LANDING

Cupboard housing hot water tank | Shelled storage cupboard | Loft access hatch (part boarded loft) | Radiator

BEDROOM ONE 15'2 x 11'1 (4.62m x 3.38m)

Double glazed window | Radiator | Two sets of Double doors fitted wardrobes | Door to ensuite

ENSUITE

Tiled double shower cubicle (mains shower with a rain head shower and a separate hand-held attachment) | Close-coupled W.C. | Pedestal wash-hand basin | Chrome ladder fitted towel rail | 'Malmo' luxury vinyl tiled flooring | Double glazed frosted window

BEDROOM TWO 13'7 x 9'5 (plus door recess) (4.15m x 2.87m)

Two double glazed windows | Radiator | Storage cupboard | Door to ensuite

ENSUITE

Tiled double shower cubicle (mains rain-head shower with a separate handheld attachment) | Chrome ladder style heated towel rail | Close-coupled W.C. | Pedestal wash-hand basin | Double glazed frosted window | 'Malmo' luxury vinyl tiled floor

BEDROOM THREE 10'3 x 8'10 (3.12m x 2.69m)

Double glazed window | Radiator

BEDROOM FOUR 10'2 x 8'5 (3.1m x 2.57m)

Double glazed window | Radiator

BATHROOM

Double glazed frosted window | Close-coupled W.C. | Pedestal wash-hand basin | Bath with tiled surround and mains shower over | Glass shower screen | Tiled floor | Chrome ladder heated towel rail

GARDEN ROOM/HOME OFFICE 9'1 x 7'6 (2.77m x 2.29m)

Insulated and triple glazed | Light & power sockets

GARAGE 15'9 x 8'4 (4.8m x 2.54m)

Light and power sockets | Up & over garage door

EXTERNAL

Rear garden - Low maintenance landscaped garden with slate shingle and stone surface cover | Feature planting | Pond | Fenced boundaries

Front aspect - Block paved drive accommodating up to approx. three cars | Planted flower bed with shrubs

PRIMARY SERVICES SUPPLY

- Electricity: MAINS
- Water: MAINS
- Sewerage: MAINS
- Heating: MAINS GAS
- Broadband: FIBRE
- Mobile Signal Coverage Blackspot: NO
- Parking: GARAGE and DRIVEWAY

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

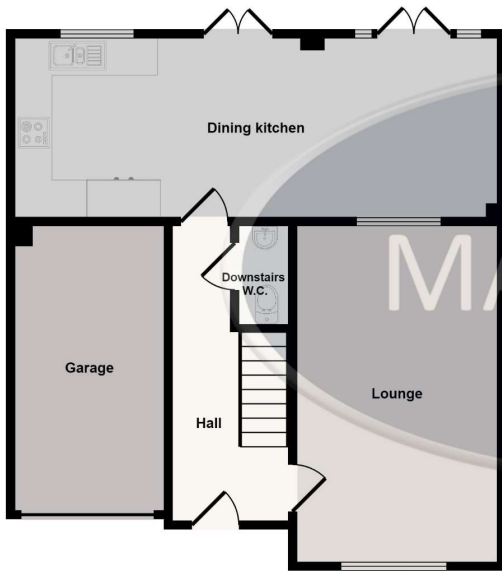
Freehold. It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

COUNCIL TAX BAND: E | EPC RATING: B

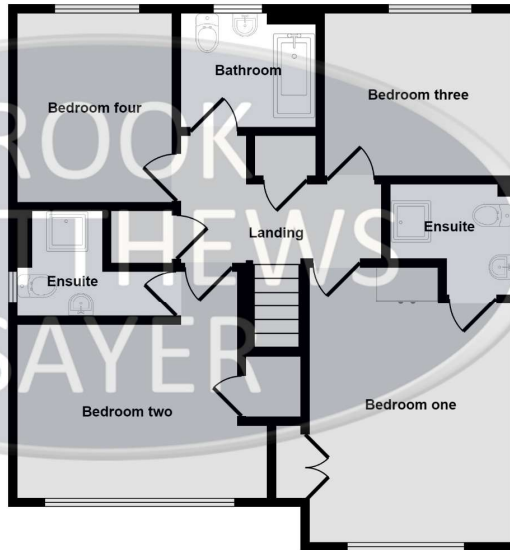
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Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

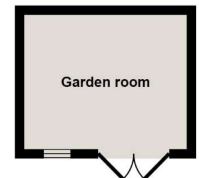




Ground Floor



First Floor



Garden Room

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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