



Carpenters Crescent

Alnwick

- Detached family home
- Downstairs W.C.
- Four bedrooms – master ensuite
- Close to schools and amenities
- Three reception rooms
- Double garage

Guide Price: **£385,000**

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24 Carpenters Crescent Swordy Park, Alnwick Northumberland NE66 1DD

Occupying a generous size plot on an elevated position with views to the coast at the rear, this well-presented four bedroom detached house with a double garage is a superb family home located on the modern 'Swordy Park' development in Alnwick. The location is ideal for families with children attending the Duchess's Community High School and convenient for Willowburn leisure centre and retail park. This South-East side of the town is also popular with commuters using the A1 main road and is approx. 5 miles to the East Coast Main Line rail service at Alnmouth station.



For buyers that require a space to work from home, the third reception room off the hall could be utilised as a home office, alternatively it would make a great family room or playroom. Both the lounge and dining room are positioned at the rear of the house and with doors leading out to the garden. Upstairs the bedrooms are all double rooms and the master has its own ensuite shower room. Upgrades to the accommodation include; plantation shutters to the front downstairs windows, replacement of the garage doors with one electric roller door, an electric car charging point in the garage, fully tiled bathrooms, and boarding in the loft with a pull-down ladder. The double garage has additional storage space in the overhead roof space, and the drive leading up can comfortably accommodate four cars.

HALL

Double glazed Composite door | Understairs cupboard | Pull-out shoe storage | Tiled floor | Doors to kitchen, lounge, family room and W.C.



KITCHEN 15' 8" x 10' 9" (4.77m x 3.27m)

Double glazed window with Plantation Shutters | Wall and base units | Quartz worksurfaces | Undercounter sink | AEG induction hob | Extractor hood | Double electric oven | Integrated dishwasher | Integrated washing machine | Integrated fridge/freezer | Radiator | Tiled floor | Double doors to dining room

DINING ROOM 12' 9" x 10' 8" (3.88m x 3.25m)

Double glazed French doors and window to garden | Double doors to kitchen | Door to lounge | Tiled floor

LOUNGE 15' 7" x 12' 9" (4.75m x 3.88m)

Double glazed French doors and window to garden | TV and telephone point

STUDY/FAMILY ROOM 11' 11" x 8' 9" (3.63m x 2.66m)

Double glazed window with Plantation Shutters | Radiator



DOWNSTAIRS W.C.

Close coupled W.C. | Pedestal wash hand basin | Tiled floor | Extractor fan | Radiator

FIRST FLOOR LANDING

Cupboard housing hot water tank | Radiator | Doors to bedrooms and bathroom

BEDROOM ONE 15' 4" max x 10' 9" (4.67m max x 3.27m)

Double glazed window | Radiator

ENSUITE

Double shower cubicle with rain-head shower and handheld attachment | Close coupled W.C. | Pedestal wash hand basin | Chrome ladder heated towel rail | Fully tiled walls and floor | Shaver point

BEDROOM TWO 13' 1" x 10' 11" (3.98m x 3.32m)

Double glazed window | Radiator

BEDROOM THREE 11' 0" max x 15' 6" (3.35m max x 4.72m)

Double glazed window | Radiator

BEDROOM FOUR 12' 6" x 8' 3" (3.81m x 2.51m)

Double glazed window | Radiator

BATHROOM

Double glazed frosted window | Fully tiled walls and floor | bath with rain-head shower and handheld attachment and glass screen | Close coupled W.C. | Pedestal wash hand basin | Chrome ladder heated towel rail | Downlights | Extractor fan | Shaver point

DOUBLE GARAGE 16' 8" min x 17' 3" (5.08m min x 5.25m)

Electric roller door | Electric car charging point | Overhead storage

EXTERNAL

Lawned front garden | Double tarmac driveway | Gated access to the lawned rear garden | Cold water tap | External power socket to both front and rear

PRIMARY SERVICES SUPPLY

- Electricity: Mains
- Water: Mains
- Sewerage: Mains
- Heating: Gas
- Broadband: Fibre
- Mobile Signal Coverage Blackspot: No
- Parking: Double garage and driveway parking

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 conformation should be sought from a conveyancer as to its effect on the property, if any.

TENURE

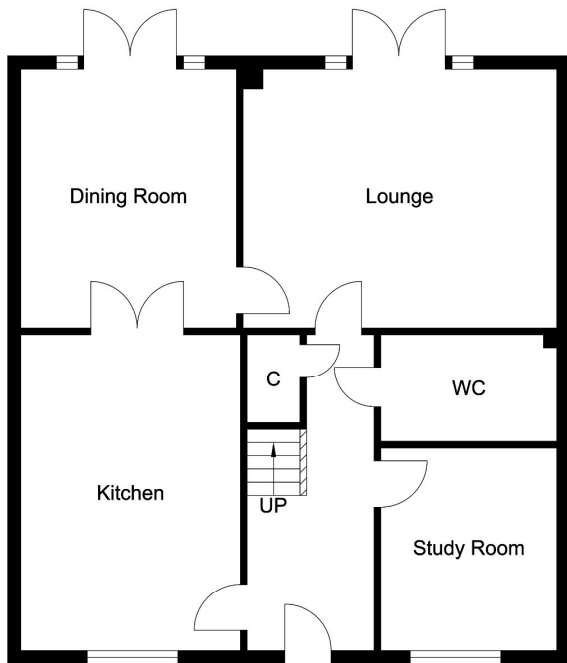
Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

COUNCIL TAX BAND: E | EPC RATING: B

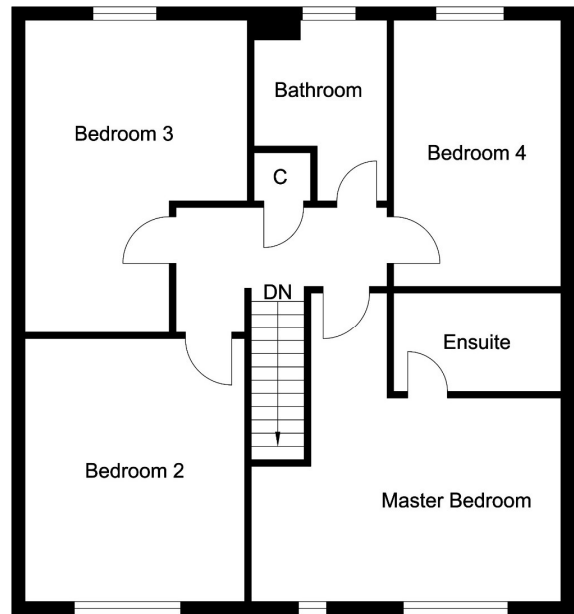
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Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Ground Floor



First Floor

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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

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