



## Somerset Avenue

### Alnwick

- Detached four bedroom house
- Dual aspect lounge
- Ensuites to two bedrooms
- Kitchen with central island
- Double garage
- Front and rear gardens

Guide Price: **£495,000**

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# 1 Somerset Avenue Peters Mill, Alnwick Northumberland NE66 2FE

Occupying a generous size plot on the prestigious 'Peters Mill' development located on the edge of the historic town of Alnwick, this immaculately presented four bedroom detached house offers spacious rooms, quality fixtures and fittings, and a beautiful open aspect to the front and rear. Set back from the main road and accessed from a private block paved drive, the property is situated in a quiet corner position surrounded by enclosed gardens and a substantial double drive to the side. The interior décor and flooring is noticeably finished to a superb high standard, and is complemented by solid wood internal doors, plantation shutters, and quality fitted wardrobes. With a dual aspect to the front and rear, the lounge is a bright and spacious room with doors leading directly out to the rear garden. Whilst the second separate reception room may be used for formal dining, the stunning kitchen offers casual seating space at the central island and overlooks the rear garden. Adjacent to the house, the double garage has a vast amount of overhead storage, and the sizeable double drive has ample room for multi-vehicle parking.

This beautiful home is ideally situated for buyers that desire a comfortable sense of space between neighbouring properties and located within a town that has a range of shops and amenities, as well as access to primary and secondary schools. The homes at Peter's Mill have been designed to reflect and enhance Alnwick's historic architecture. Featuring heritage brick and sandstone, there is a country village vibe to the development whilst having the town centre and retail park close at hand. The stunning beaches and coastal villages are easily accessible, as well as Alnmouth East Coast main line Railway station and the A1 main road link for commuters heading north to the Scottish borders, and south to Morpeth and Newcastle.



## HALL

Composite entrance door | LVT flooring | Radiator | Downlights | Understairs cupboard

## LOUNGE 17' 7" x 12' 2" (5.36m x 3.71m)

Double glazed window to front with Plantation Shutters | Double glazed French doors to rear | Radiators | LVT flooring

## DINING ROOM 12' 1" x 8' 9" (3.68m x 2.66m)

Double glazed window with Plantation Shutters | LVT flooring | Radiator

## KITCHEN 18' 2" x 12' 5" (5.53m x 3.78m)

Double glazed windows and French doors with Plantation Shutters | Wall and base units with central island | Quartz work surfaces | Undercounter sink | Gas hob | Extractor hood | Electric oven | Combi-oven | Integrated fridge/freezer | Integrated dishwasher | Downlights | Radiator | Cupboard housing boiler | LVT flooring

## UTILITY 6' 2" x 6' 0" (1.88m x 1.83m)

Fitted wall and base units | Undercounter sink | Space for washing machine | Radiator | LVT flooring | Door to W.C.

## W.C.

Close coupled W.C. | Pedestal wash hand basin | Radiator | Mirror | Extractor fan | LVT flooring

## FIRST FLOOR LANDING

Radiator | Cupboard housing the hot water tank | Access to the loft space

## BEDROOM ONE 13' 6" including wardrobes x 11' 7" max (4.11m including wardrobes x 3.53m max)

Double glazed window | Fitted wardrobes | LVT flooring | Downlights

## ENSUITE

Double glazed frosted window | Tiled double shower cubicle with rain-head shower with hand-held attachment | Wash hand basin | W.C. with concealed cistern | Part tiled walls | Tiled floor | Chrome ladder heated towel rail | Downlights



**BEDROOM TWO 12' 7" x 10' 10" (3.83m x 3.30m)**

Double glazed window | Sliding door wardrobes | LVT flooring | Radiator | Downlights

**ENSUITE**

Double glazed frosted window | Tiled double shower cubicle with rain-head shower and hand-held attachment | Wash hand basin | W.C. with concealed cistern | Chrome ladder heated towel rail | Tiled floor | Extractor fan | Downlights

**BEDROOM THREE 11' 0" x 10' 10" (3.35m x 3.30m)**

Double glazed window | Sliding door wardrobes | LVT flooring | Radiator | Downlights

**BEDROOM FOUR/STUDY 7' 1" x 9' 4" (2.16m x 2.84m)**

Double glazed window | LVT flooring | Radiator | Downlights

**BATHROOM**

Double glazed frosted window | Bath with tiled surround and hand-held attachment | Wash hand basin | W.C. with concealed cistern | Chrome ladder heated towel rail | Mirror | Downlights | Extractor fan

**DOUBLE GARAGE 21' 0" x 19' 6" (6.40m x 5.94m)**

Two electric doors | Light and power | Overhead storage

**EXTERNALLY**

Lawned front garden with hedge surround | Block paved driveway | Paved incline to front door | Rear lawned garden | Block paved patio areas

**PRIMARY SERVICES SUPPLY**

- Electricity: Mains
- Water: Mains
- Sewerage: Mains
- Heating: Mains 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.

**ACCESSIBILITY**

This property has paved incline access to front door

**AGENTS NOTE**

There is an annual maintenance charge of approximately £150.

**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

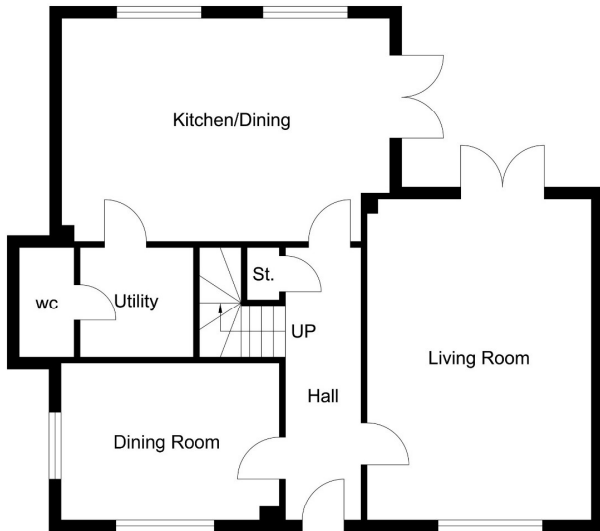
**COUNCIL TAX BAND: E | EPC RATING: B**

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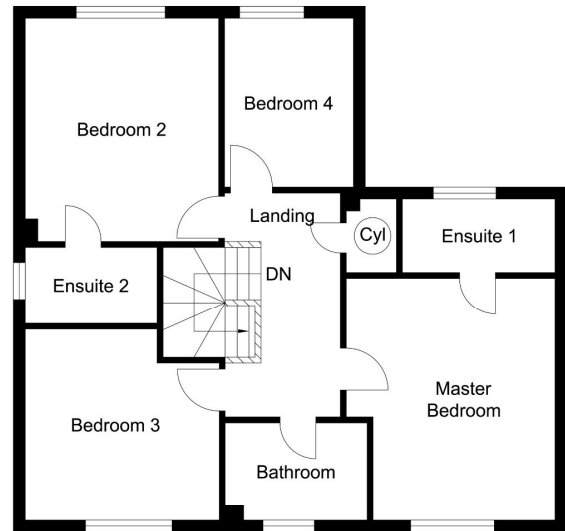
Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		







Ground Floor



First Floor

### 1 Somerset Avenue

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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