



Whitesmiths Way

Alnwick

- Detached property
- Close to schools
- Four bedrooms – master ensuite
- Three reception rooms
- Front and rear gardens
- 46% Shared ownership

Fixed Price: **£149,040**

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20 Whitesmiths Way Swordy Park, Alnwick, Northumberland NE66 1FE

A substantial four bedroom detached house with a double garage, located on a modern Taylor Wimpey built development in Alnwick.

With the Duchess's Community High School nearby, Swordy Park is a very convenient location for families with children at the local school. Road commuters to Berwick or Morpeth and Newcastle are sure to appreciate the easy access to the A1 main road, as well as the close proximity to Willowburn Retail Park and leisure centre. The accommodation offers spacious bedrooms and living areas, and the advantage of an extra reception room on the ground floor that would make an ideal home office for working from home, or a playroom for children. Double doors between the kitchen and dining room provide flexibility for open plan living with an option to screen off when desired. There is ample off-street parking on the double drive in front of the double garage, and is therefore perfect for multi-car families. As expected with a modern four-bedroom house on a new housing development, there is an ensuite to the master bedroom and a downstairs W.C.



HALL

Double glazed composite door | Stairs to first floor | Understairs storage cupboard | Vinyl flooring | Radiator | Doors to downstairs W.C., kitchen and family room



FAMILY ROOM 11' 11" x 8' 8" (3.63m x 2.64m)

Double glazed window | Radiator

DOWNSTAIRS W.C.

Close coupled W.C. | Wash hand basin | Radiator | Extractor fan

LOUNGE 15' 6" x 12' 9" (4.72m x 3.88m)

Double glazed French doors and window | Radiator | Doors to Hall and dining room

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

Double glazed French doors and window | Radiator | Door to lounge and double doors to kitchen

KITCHEN 15' 7" x 10' 10" (4.75m x 3.30m)

Double glazed window | Fitted wall and base units | 1.5 stainless steel sink | Electric oven | Gas hob | Extractor hood | Integrated fridge/freezer | Space for washing machine | Space for tumble dryer | Part tiled walls | Cupboard housing the boiler | Radiator | Double doors to dining room



FIRST FLOOR LANDING

Cupboard housing hot water tank | Access to loft space

BEDROOM ONE 15' 4" max into recess x 10' 9" plus door recess (4.67m max into recess x 3.27m plus door recess)

Double glazed window | Fitted wardrobes | Radiator | Door to ensuite

ENSUITE

Tiled double shower cubicle with mains shower | Pedestal wash hand basin | Close coupled W.C. | Radiator | Extractor fan

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

Double glazed window | Coving to ceiling | Radiator

BEDROOM THREE 10' 11" max x 15' 4" (3.32m max x 4.67m)

Double glazed window | Radiator

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

Double glazed window | Radiator

BATHROOM

Double glazed frosted window | Bath with tiled surround | Pedestal wash hand basin | Close coupled W.C. | Radiator

DOUBLE GARAGE 17' 5" x 17' 4" (5.30m x 5.28m)

Two up and over doors | Light and power

EXTERNAL

Tarmac drive leading to the double garage | Lawned front garden | Gated access to the rear garden | Lawned rear garden | Patio area | Decked area | Fenced boundaries

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Gas

Broadband: Fibre

Mobile Signal Coverage Blackspot: No

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

TENURE

Shared Ownership. It is understood that this property is Shared Ownership. Should you decide to proceed with the purchase of this property, the Tenure and associated details and costs must be verified by your Legal Advisor before you expend costs.

Share For Sale: 46%

Rent Payable on Remaining Share: £555.63 per month including Buildings Insurance.

COUNCIL TAX BAND: D | EPC RATING: B

AL008749/DM/RJ/10.04.2024/V1





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		



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Money Laundering Regulations – intending purchasers will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We will also use some of your personal data to carry out electronic identity verification. This is not a credit check and will not affect your credit score.

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