



Somerset Avenue

Alnwick

- Detached House
- Freehold
- No chain
- Four double bedrooms
- Two ensembles
- Large rear garden

Guide Price **£470,000**

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41 Somerset Avenue

Alnwick NE66 2FE

Occupying a fantastic plot within a prestigious modern development in Alnwick, this four-bedroom detached house has a superb large south west facing rear garden with a sunny open aspect. Set back from the road, the position of this property sets this house apart from others nearby and those awaiting completion on the latest phase of the Story Homes Riverbrook Gardens development. It has ample space for multi-vehicle parking at the front, and is perfectly placed being not overlooked at the front or rear.

The bright and spacious open plan room at the back of the house features a central glazed walk-in square bay window with French doors out to the patio. This amazing space is ideal for families and has areas for seating, dining, and a luxury contemporary kitchen with integral appliances and a breakfasting peninsula. In addition to this open plan living space, there is a separate and more formal lounge at the front.

All four bedrooms are sizeable double rooms, and along with the master bedroom, the second bedroom also has its own ensuite shower room. The bathrooms are beautifully tiled with a natural colour palette and the main bathroom has a separate shower cubicle as well as the bath.

The accommodation offers a blank canvass for interior design, allowing a new buyer to put their own stamp on the property.



ENTRANCE HALL

Double glazed composite door | Radiator | LVT Flooring | Staircase to first floor | Under stair cupboard | Doors to lounge, open plan living / dining / Kitchen, and garage

LOUNGE

Double glazed window | Radiator

W.C.

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

OPEN PLAN LIVING ROOM AT THE REAR

28' X 14'9 max, 10'8 min 8.53m x 3.25m min, 4.49m max into bay

KITCHEN AREA

Double glazed window | Radiator | Downlights | LVT floor | Silestone work surfaces | 1.5 Franke sink | Twin AEG Ovens | AEG induction hob with AEG extraction hood | Integrated fridge freezer | Wine fridge | Integrated dishwasher

SEATING AREA

Double glazed floor to ceiling window | Radiator | Downlights

DINING AREA

Double glazed bay window and French doors to garden patio

UTILITY 11' 0" x 14' 4" (3.35m x 4.37m)

Double glazed external door | Radiator | Fitted units with Silestone work surfaces | Integrated washer / dryer | Franke sink | LVT Flooring

GARAGE 19' 9" x 9' 7" (6.02m x 2.92m)

Up and over door | Door to hall | Central heating boiler | Cold water tap

LANDING

Radiator | Cupboard housing hot water tank | Loft access hatch

BEDROOM ONE 10' 9" x 18' 5" (3.27m x 5.61m)

Double glazed window | Radiator | Sliding mirror door wardrobes

ENSUITE

Double glazed frosted window | Part tiled walls | Tiled flooring | Pedestal wash hand basin | Close coupled W.C. | Chrome Ladder style heated towel rail | Double shower cubicle | Mains shower with rain head and hand-held attachment | Downlights | Extractor fan



BEDROOM TWO 11' 11" x 12' 6" (3.63m x 3.81m)

Double glazed window | Radiator | Sliding mirror door wardrobes

ENSUITE

Double glazed frosted window | Part tiled walls | Tiled flooring | Pedestal wash hand basin | Close coupled W.C. | Chrome Ladder style heated towel rail | Double shower cubicle | Mains shower with rain head and hand-held attachment | Downlights | Extractor fan

BEDROOM THREE 10' 5" x 9' 7" (3.17m x 2.92m)

Double glazed window | Radiator

BEDROOM FOUR 12' 5" x 9' 2" (3.78m x 2.79m)

Double glazed window | Radiator

BATHROOM

Double glazed frosted window | Part tiled walls | Tiled flooring | Bath with hand held shower attachment | Pedestal wash hand basin | Close coupled W.C. | Chrome Ladder style heated towel rail | Tiled double shower cubicle | Mains shower with rain-head and hand-held attachment | Downlights

PRIMARY SERVICES SUPPLY

Electricity: Mains
Water: Mains
Sewerage: Mains
Heating: Mains gas central heating
Broadband: Fibre to premises
Mobile Signal Coverage Blackspot: No blackspot
Parking: Drive and garage

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.

AGENTS NOTE

There are 8 years remaining on the NHBC certificate, and the property hasn't been registered with the land registry at this stage with this being a new development.

BUILDING WORKS

Any known planning permissions or proposals in the immediate locality: Yes – the Riverbrook Gardens Story Homes site is incomplete, therefore building work is still taking place on the development.

ACCESSIBILITY

This property has level access and wide doorways.

TENURE

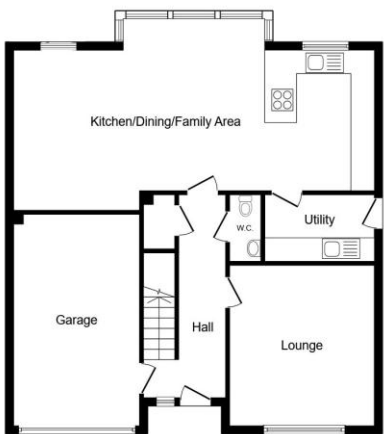
Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

COUNCIL TAX BAND: E

EPC RATING: B

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		

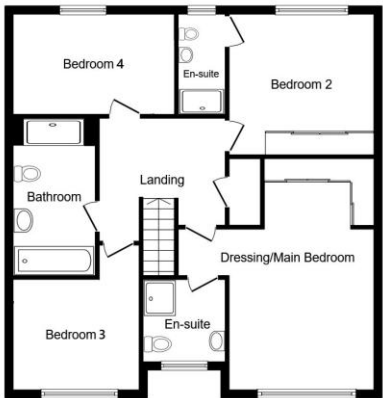




Ground Floor

Floor area 89.6 m² (965 sq.ft.)

41 Somerset Avenue



First Floor

Floor area 86.8 m² (934 sq.ft.)

TOTAL: 176.4 m² (1,899 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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