



TYELAW MEADOWS

Shilbottle

This beautifully presented family home is sure to impress and has been refurbished to a high standard with quality and stylish fixtures and fittings. The stunning and contemporary open plan dining kitchen is a luxurious feature in the property with quartz worktops and a central peninsula. This superb space enjoys a bright dual aspect, the perfect environment for cooking and entertaining.

In addition to the lounge at the rear, there is a separate 'snug' on the ground floor – an ideal space to work from home or use as a playroom. The 'cabin' in the garden could also be used for this purpose as it is fully insulated and has power sockets. All four bedrooms can accommodate double beds, and the master bedroom has its own luxurious ensuite with a walk-in shower. Both the ensuite and main bathroom have been refurbished using marble tiles and white sanitary ware.

Outside, the landscaped rear garden is an absolute delight. Featuring a raised porcelain slab paved sun terrace, and areas with gravel and artificial grass – a fabulous space for entertaining guests, hosting a BBQ, and a wonderful enclosed play area for children.

Guide Price **£290,000**

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SAYER

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40 Tyelaw Meadows Shilbottle NE66 2JJ

Located in the village of Shilbottle near Alnwick, Tyelaw Meadows is a small modern residential development, popular with families and commuters who enjoy the easy access to the A1 main road link, as well as the East Coast Main Line Railway Station at Alnmouth which is only approx. 3 miles away (7-minute drive). Among other things, there is a local primary school within the village, as well as a pharmacist and convenience store.

GROUND FLOOR

HALL

Double glazed composite door | LVT flooring | Door to W.C | Stairs to first floor | Vertical radiator | Coving to ceiling

LOUNGE 13'11 x 11'3 (4.24m x 3.43m)

Double glazed French doors to garden | Double glazed window | Radiator | Coving to ceiling

OPEN PLAN DINING KITCHEN 22' 5" x 11' 7" (6.83m x 3.53m)

Double glazed window front and rear | Downlights | LVT flooring

Howdens fitted kitchen comprising;

Breakfasting Peninsula with quartz worktop- incorporating a wine fridge | Five zone electric induction hob

Fitted wall & base units with Quartz worktops – incorporating a convection microwave oven and warming tray | Electric oven | Space for an American fridge freezer | Integrated dishwasher | Integrated bin store and corner pull out unit | 1.5 sink

UTILITY

Matching fitted units and worktops to the kitchen | Circular sink | Wall mounted Worcester boiler | Space for dishwasher | Space for tumble dryer | LVT flooring | Radiator | External double-glazed door

STUDY/SNUG 8'2 x 8'1 (2.48m x 2.46m)

Dual aspect double glazed window | Radiator

WC

W.C | Pedestal with basin | Double glazed frosted window | LVT flooring

FIRST FLOOR

LANDING

Cupboard housing hot water tank | Loft access hatch | Doors to bedrooms and bathroom

BEDROOM ONE 11'6 including wardrobe x 11'0 (3.51m including wardrobe x 3.35m)

Double glazed window to rear | Double wardrobe | Radiator | Door to ensuite



ENSUITE

Pedestal wash-hand basin | Close coupled W.C | Walk in shower with rain head and hand-held attachment | Ladder style heated rail | Double glazed frosted window

BEDROOM TWO 13'11 x 11'9 (4.24m x 3.58m)

Double glazed window to rear | Radiator

BEDROOM THREE 11'4 x 8'2 (3.45m x 2.48m)

Double glazed window to front and side | Radiator.

BEDROOM FOUR 11'7 x 8'4 (3.53m x 2.54m)

Double glazed window to front | Radiator.

BATHROOM

Marble Calcutta tiles | Mains shower with rain head and held-held attachment | Extractor fan | W.C | Pedestal wash-hand basin | Ladder style heated tower rail | Double glazed frosted window

HOME OFFICE/GARDEN CABIN 11' 0" x 7' 8" max (5' min) (3.35m x 2.34m max 1.52m min)

Double glazed door | Insulated walls| Electric sockets

SEPARATE GARAGE

Electric door | Light | Power

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains Gas with radiators

Broadband: Fibre

Mobile Signal: No known issues

Parking: Private drive and separate garage

MINING

The North East region is famous for its rich mining heritage and therefore it will be beneficial to conduct a mining search. 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

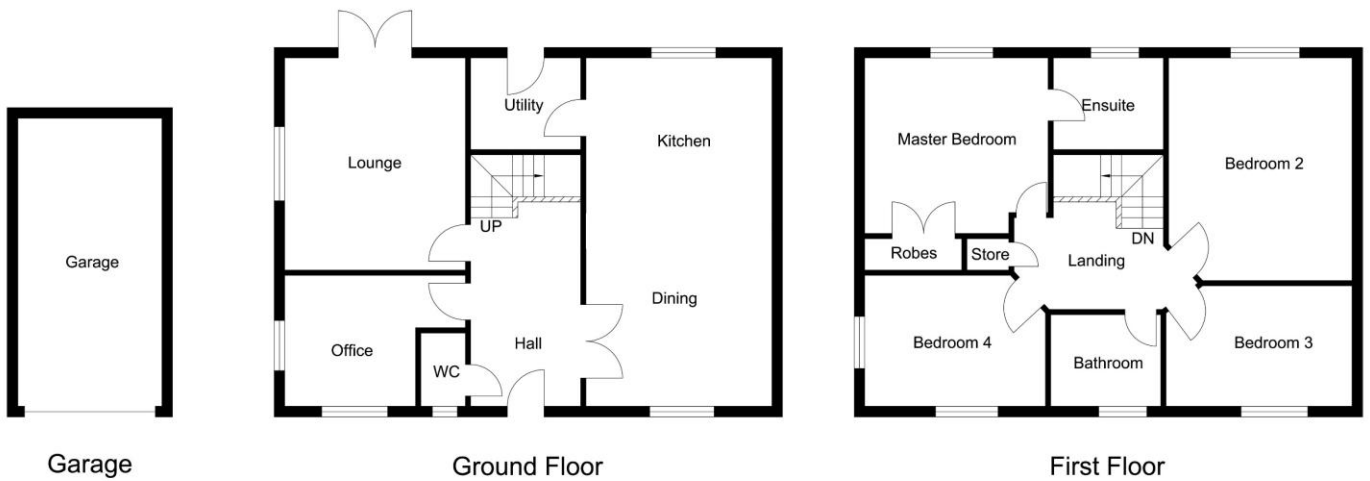
COUNCIL TAX BAND: D

EPC RATING: E

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Version 1

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