



## Town Foot Rise

### Shilbottle

- Freehold Detached
- Five Bedrooms
- Ensuite & downstairs W.C.
- Garage & generous driveway
- Gardens front & rear
- Countryside Views

Asking price **£629,950**

01665 510 044  
3-5 Market Street, Alnwick, NE66 1SS

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[www.rookmatthewssayer.co.uk](http://www.rookmatthewssayer.co.uk)  
[alnwick@rmsestateagents.co.uk](mailto:alnwick@rmsestateagents.co.uk)





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## Alnwick, Northumberland, NE66 2HG

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These bespoke homes are meticulously presented with eco-friendly credentials and a contemporary layout.

Attention to detail evidenced by state-of-the-art fitments and finish. The Architects who designed the development must be applauded for making the most of the location using a generous amount of glass to allow natural light to stream into the properties and maximise the stunning views over the immediately adjoining countryside.

Whilst varying in style all houses offer either four or five bedrooms with en-suite facilities and a first-floor sun balcony to the master, open plan living spaces, garaging, landscaped gardens and Four panel Bi-fold door in the kitchen, perfect for Summertime.

Double glazing complemented by state-of-the-art air source heat pump system being underfloor to the ground floor and servicing radiators to the first floor.

There is also re-assurance of a ten-year Build Zone warranty. Part exchange considered.



### ACCOMMODATION

Living room 14' x 12'3 (4.26m x 3.73m)  
 Open plan kitchen/dining room 21'5 x 17'9 (6.35m x 5.42m)  
 Utility 9'1 x 7'4 (2.72m x 2.23m)  
 Downstairs W.C.  
 Study/bedroom five 13'5 x 8'2 (4.08m x 2.48m)  
 Ensuite to study/bedroom five

Master bedroom 14'4 x 12'4 (4.36m x 3.75m)  
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 Bedroom four 11'11 x 9'1 (3.63m x 2.77m)  
 Bathroom

PRIMARY SERVICES SUPPLY

Electricity: Mains  
Water: Mains  
Sewerage: Private Foul Water Treatment Plant  
Heating: Air Source Electric  
Broadband: Full Fibre Direct to Property  
Mobile Signal Coverage Blackspot: No  
Parking: Driveway & Garage with separate visitor parking bays.

MINING

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COUNCIL TAX BAND: Awaiting confirmation

EPC RATING: Rating B

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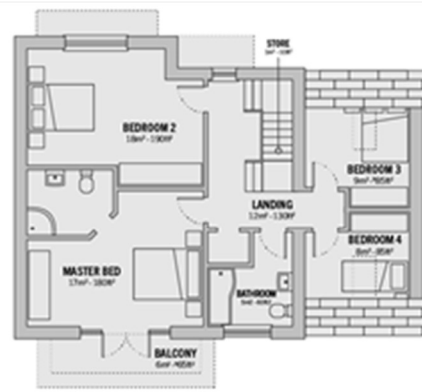




# Floorplans

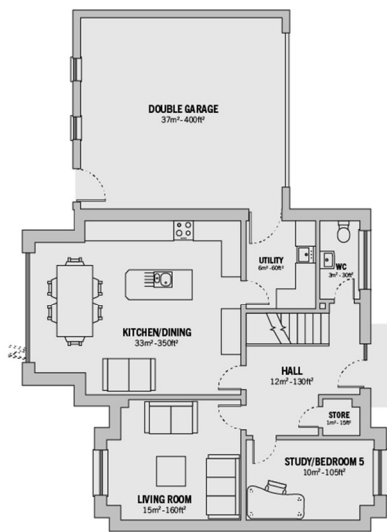


Ground Floor

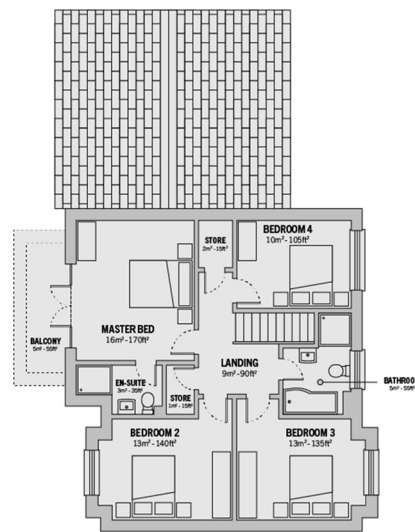


First Floor

£600,000

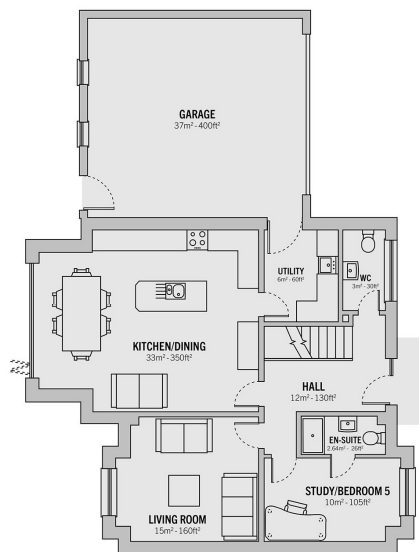


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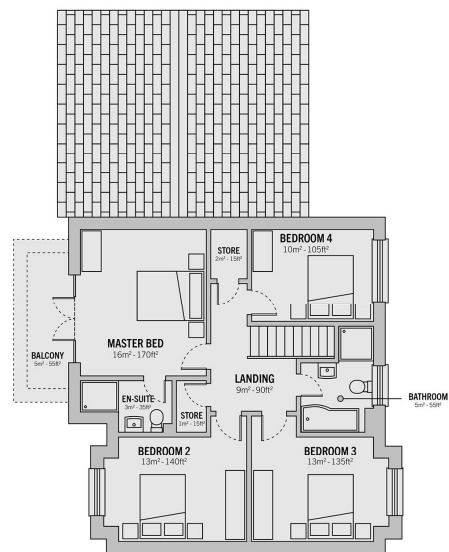


First Floor

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Ground Floor



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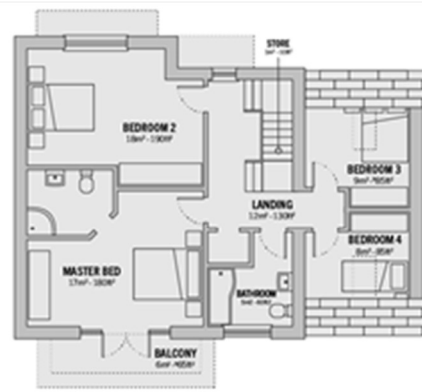




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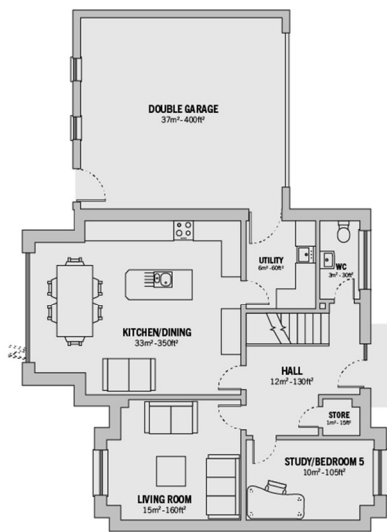


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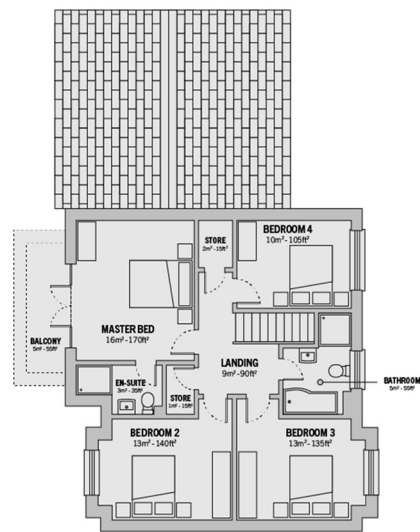


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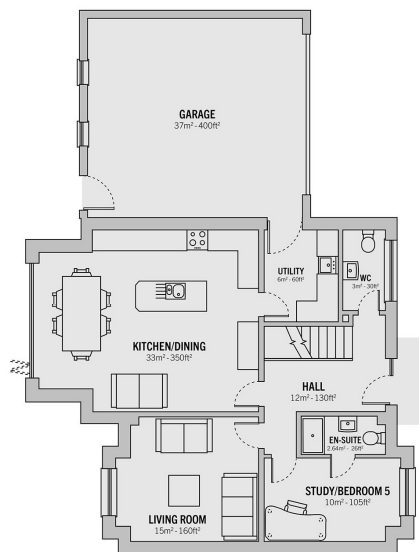


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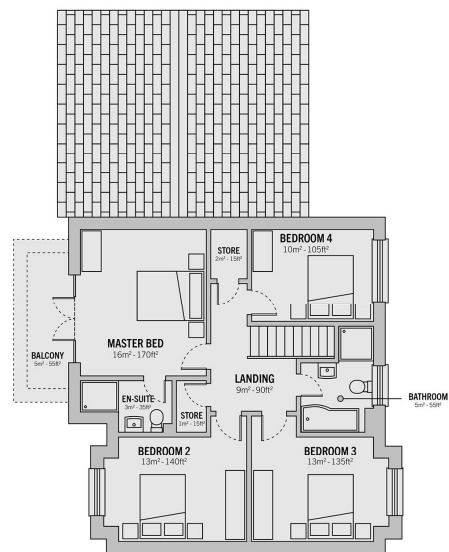


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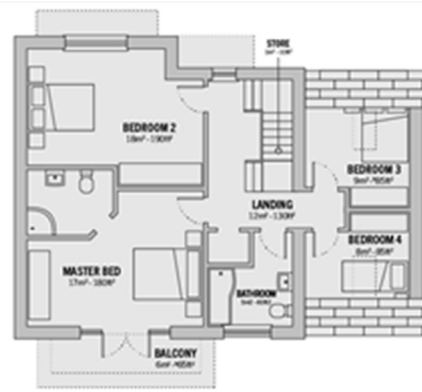
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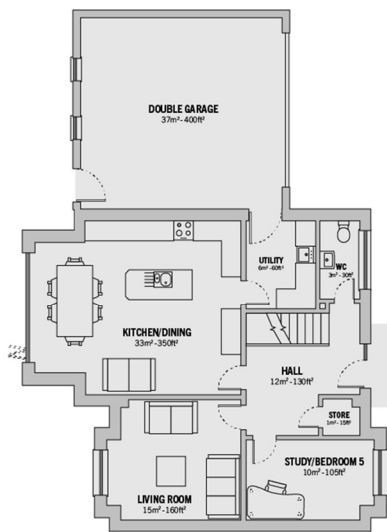


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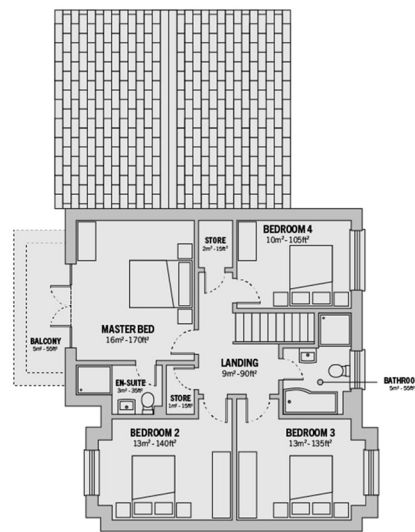


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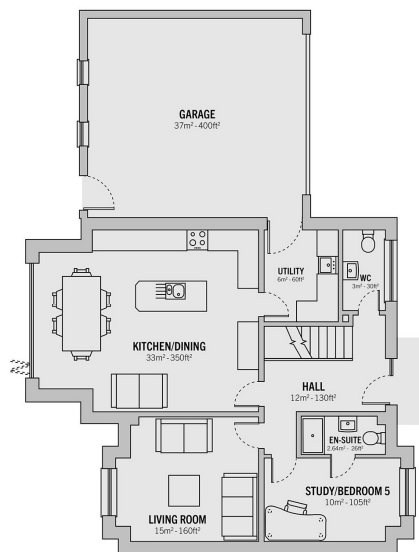


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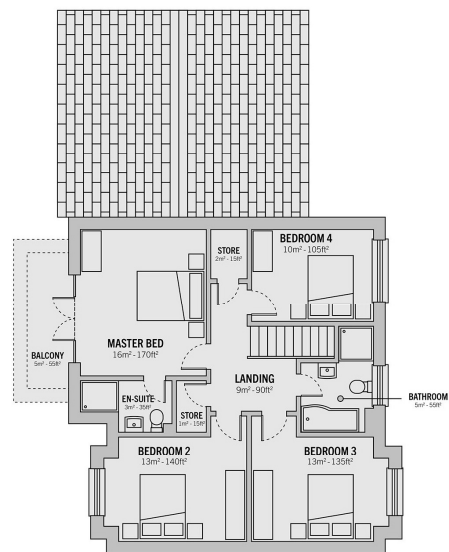


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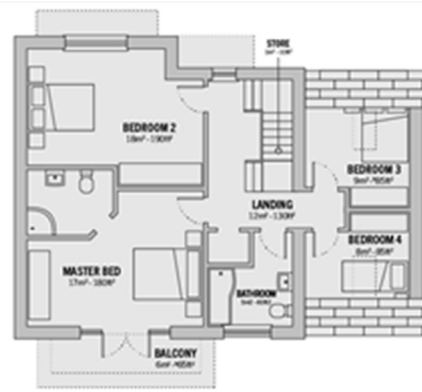
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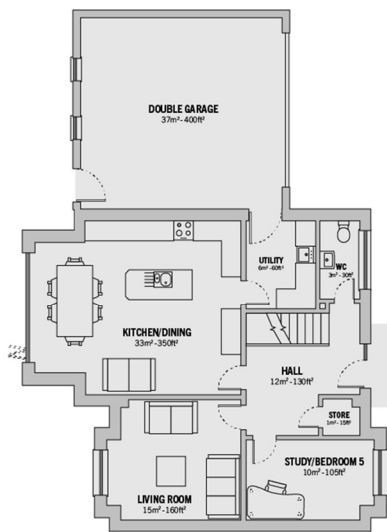


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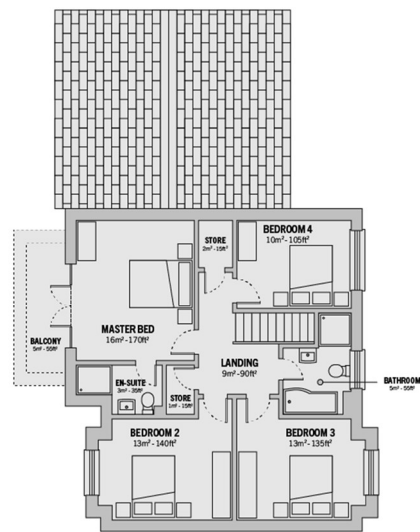


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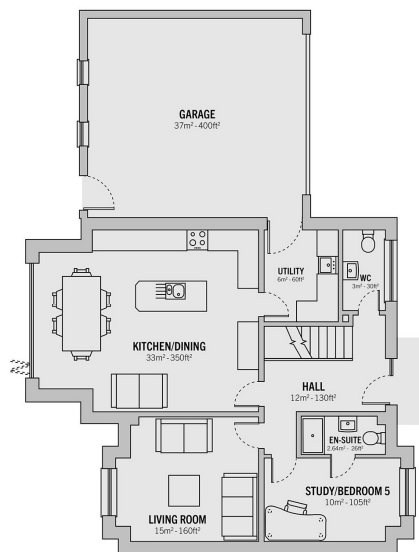


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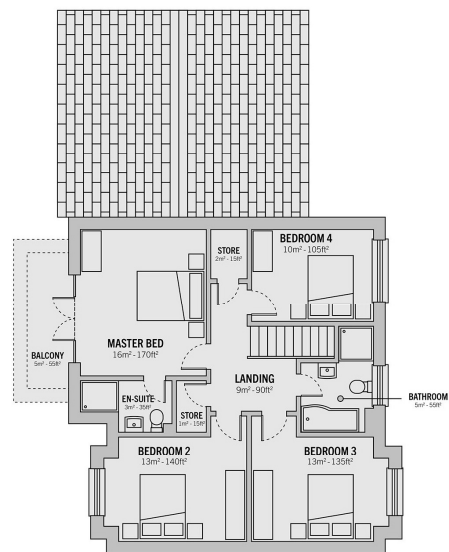


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21-38	F		
1-20	G		



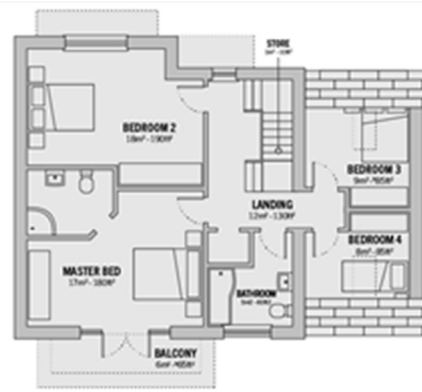
AL008940.BJ/DJM/JA.06/01/25.V.2



# Floorplans

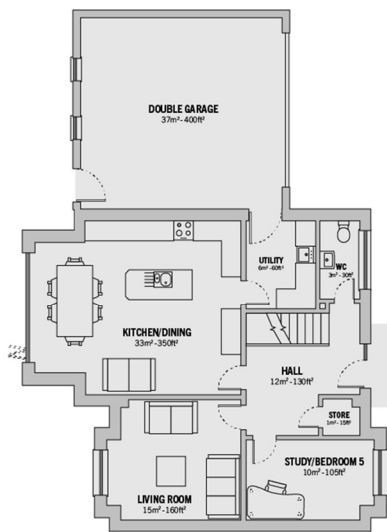


Ground Floor

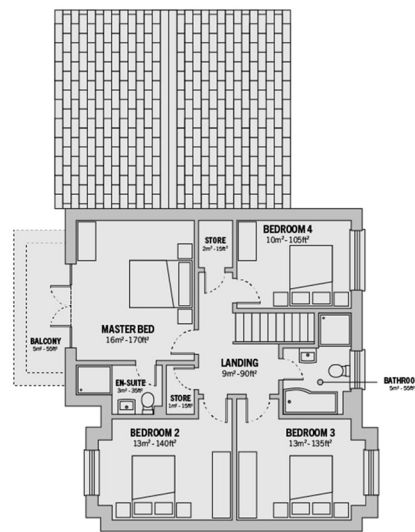


First Floor

£600,000

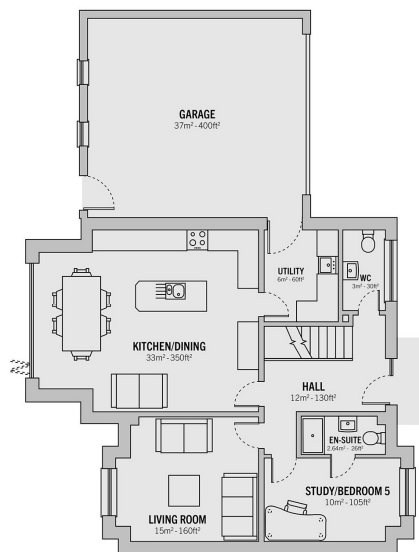


Ground Floor

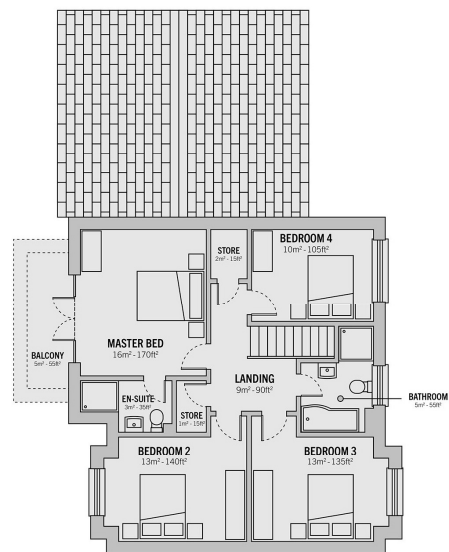


First Floor

£685,000



Ground Floor



First Floor

700,000

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**16 Branches across the North-East**