



Butchers Close | Alnwick | NE66 1EY

£385,000

Welcome to this immaculately presented detached house, nestled quietly in a peaceful cul-de-sac and just waiting for a family to fill it with joy. Currently listed for sale, this beautiful property boasts a selection of features that make it an ideal home for families.

Step inside and you'll be greeted by two separate reception rooms. The spacious lounge is perfect for relaxing evenings and family gatherings and opens up through double doors to the separate dining room, offering a delightful garden view and direct access to the garden, inviting an abundance of natural light into the room.

The heart of the home is undoubtedly the kitchen, featuring a dedicated breakfast area and a host of integrated appliances including a gas hob with an extractor hood, a fridge freezer, and a washer/dryer. It's a space that's been designed with convenience and family dining in mind.

The property accommodates four bedrooms, two of which are double rooms. The first bedroom comes with built-in wardrobes and an en-suite, providing a private and stylish retreat. The second bedroom also boasts an en-suite, perfect for guests or older children.

Outdoors, there's a level lawned garden to the rear - a lovely spot for children to play or for some alfresco dining during the warmer months. The front drive provides multi-vehicle parking, adding an extra layer of convenience.

The property is within close proximity to local schools and amenities, making daily life a breeze. With a favourable EPC rating of B and a council tax band of E, you'll find this property is as practical as it is charming.

ROOK
MATTHEWS
SAYER



FREEHOLD DETACHED HOUSE

LOUNGE & DINING ROOM

FOUR BEDROOMS

DOWNSTAIRS W.C.

TWO ENSUITES

INTEGRAL GARAGE

BREAKFASTING KITCHEN

NO CHAIN

For any more information regarding the property please contact us today

2 Butchers Close, Swordy Park, Alnwick NE66 1EY

HALL

Double-glazed composite entrance door | Radiator |
Laminate flooring | Doors to; lounge, kitchen, W.C

W.C

Pedestal wash-hand basin | Close-coupled W.C | Radiator |
Extractor

LOUNGE 10'10" x 17'5" (3.30m x 5.30m)

Double-glazed window | Plantation shutters | Radiator |
Double doors to dining room

DINING ROOM 9'8" x 9'9" (2.94m x 2.97m)

Double-glazed French doors and windows | Radiator | Door
to kitchen, double doors to lounge

KITCHEN 16'7" x 9'8" (5.05m x 2.94m)

Double-glazed window | Double-glazed French doors |
Laminate flooring | Radiator | Fitted units incorporating; a
1½ stainless steel sink, integrated fridge freezer, dishwasher,
washing/dryer, gas hob & extractor fan, and an electric oven

LANDING

Radiator | Storage cupboard | Cupboard housing hot water
tank | Loft hatch

BEDROOM ONE 11'1" x 15'2" (3.38m x 4.62m)

Double-glazed window | Radiator | Two sets of fitted
wardrobes

ENSUITE

Tiled shower cubicle with mains shower and bi-fold shower
screen | Close-coupled W.C | Pedestal wash-hand basin |
Chrome ladder style radiator | Part-tiled walls | Laminate
flooring | Double-glazed frosted window | Extractor

BEDROOM TWO 13'6" x 9'5" (4.11m x 2.87m)

Double-glazed windows | Storage cupboard | Radiator

ENSUITE

Tiled shower cubicle with mains shower and bi-fold shower
screen | Close-coupled W.C | Pedestal wash-hand basin |
Laminate flooring | Double-glazed frosted window |
Extractor | Radiator

BEDROOM THREE 8'9" x 10'3" (2.66m x 3.12m)

Double-glazed window | Radiator

BEDROOM FOUR 8'5" x 10'2" (2.56m x 3.10m)

Double-glazed window | Radiator

BATHROOM

Bath with mains shower and tiled surround | Close-coupled-
W.C | Pedestal wash-hand basin | Chrome ladder style
radiator | Part-tiled walls

REAR GARDEN

Laid mainly to lawn | Fenced boundaries

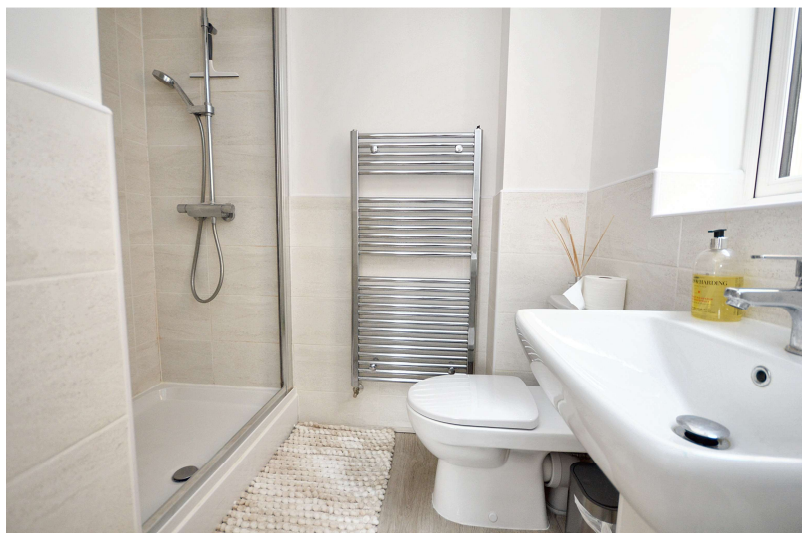
FRONT GARDEN

Tarmac drive with multi-vehicle parking

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GARAGE 8'7 X 16'2 (2.61m x 4.92m)
Light & power | Up & over door

PRIMARY SERVICES SUPPLY

Electricity: Mains
Water: Mains
Sewerage: Mains
Heating: Mains gas central heating
Broadband: Fibre to cabinet
Mobile Signal Coverage Blackspot: No known issues
Parking: Garage/Driveway via dropped kerb

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

AGENTS NOTE

Our client has advised us that there is a yearly management fee payable but this has not come into effect yet for the development. Please ask the branch for more details

BUILDING WORKS

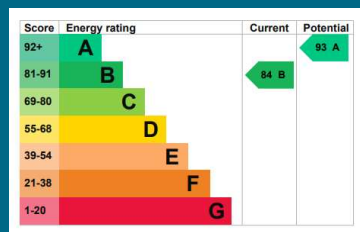
Any known planning permissions or proposals in the immediate locality: New housing development in neighbouring estate

TENURE

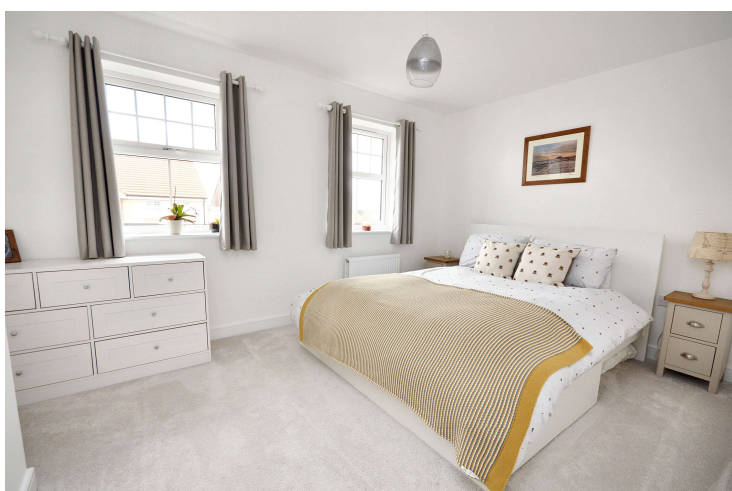
Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

COUNCIL TAX BAND: E

EPC RATING: B



AL0004701/DM/CM/08.07.25.V2

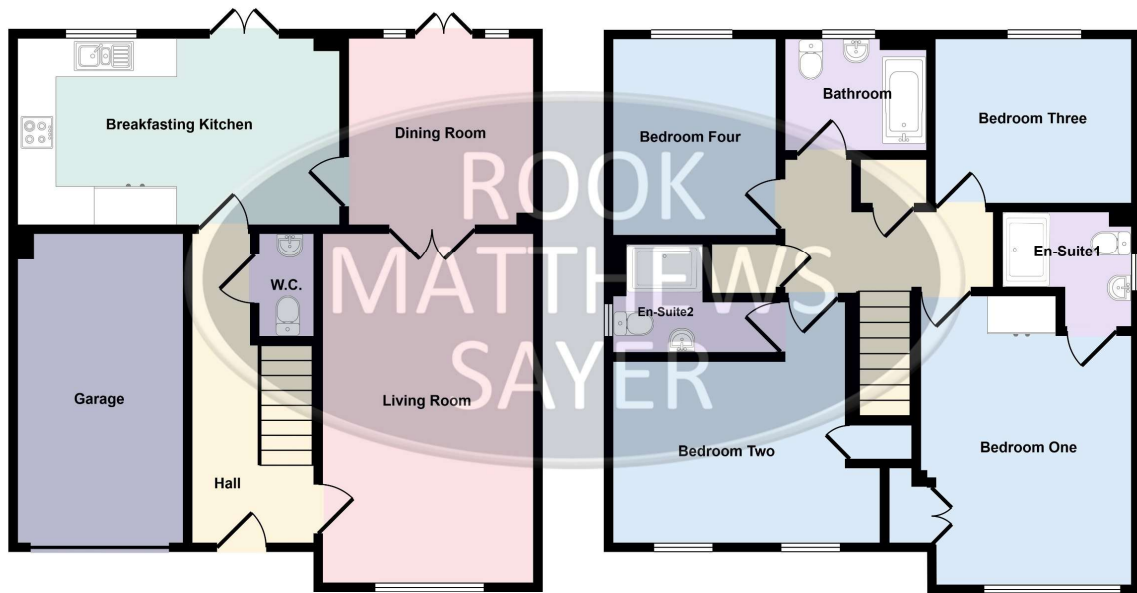


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Approx Gross Internal Area
136 sq m / 1460 sq ft



Ground Floor
Approx 67 sq m / 721 sq ft

First Floor
Approx 69 sq m / 739 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

VERSION 1



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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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