



Allerburn Lea | Alnwick | NE66 2QR

**£490,000**

This immaculate four-bedroom detached house combines luxurious, flexible family living and superb entertaining spaces with a beautifully landscaped garden, double garage, and convenient access to schools, transport, and Alnwick Gardens, located in a highly sought-after, tranquil yet connected location.

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## DETACHED HOUSE

## FOUR DOUBLE BEDROOMS

## MASTER EN-SUITE & DRESSING ROOM

## STUDY/HOME OFFICE

## UTILITY & DOWNSTAIRS W.C.

## LUXURY OPEN-PLAN KITCHEN

## MULTI-VEHICLE PARKING

## DETACHED DOUBLE GARAGE

For any more information regarding the property please contact us today

### 186 Allerburn Lea, Alnwick NE66 2QR

Presenting an immaculate detached house in a truly sought-after location, this elegant and substantial four-bedroom residence offers luxurious family living. Set within easy reach of transport links, nearby schools, and a wealth of local amenities within the historic town of Alnwick, the property is ideally located for families seeking both convenience and tranquillity. Surrounded by green spaces, walking and cycling routes, and situated near the renowned Alnwick Gardens, the home enjoys a serene yet connected setting.

The property boasts three superb reception rooms, including welcoming with large windows and a striking fireplace, providing ample natural light and an inviting atmosphere. Double doors from the spacious living room provide the option to flow into the open-plan dining-kitchen space, with garden views and direct access to a beautifully landscaped, not overlooked rear garden, complete with BBQ, patio and seating areas—perfect for entertaining and family gatherings. There is also a separate home office or study, ideal for remote working.

At the heart of the home lies a stunning luxury open-plan kitchen, expertly appointed with NEFF appliances, a FRANKE sink, wood and granite countertops, a kitchen island, and dedicated dining and breakfast areas. A utility room offers additional practicality and additional garden access.

All four bedrooms are generous doubles. The master bedroom features a private en-suite and dressing room with a range of wardrobes and dressing table, while two further bedrooms also feature ample built-in storage.

There is extensive multi-vehicle parking, a double garage, and excellent curb appeal. This property harmoniously combines stylish family living with practical design in a prime location, making it a rare opportunity not to be missed.

#### ENTRANCE HALL

Double-glazed entrance door | Radiator | Under-stairs storage cupboard | Staircase to first floor | Doors to: living room, study, dining kitchen

#### LIVING ROOM 17'10" x 13' (5.43m x 3.96m)

UPVC double-glazed bay window | Radiators | Portuguese limestone fireplace with black granite inset & hearth, incorporating a living flame gas fire | Double-doors to dining kitchen | Coving to ceiling

#### STUDY 9'8 x 8'6 (2.95m x 2.59m)

UPVC double-glazed window | Radiator | Laminate floor | Coving to ceiling

#### OPEN-PLAN DINING KITCHEN

Dining area 13' 0" x 10' 10" (3.96m x 3.30m)  
UPVC double-glazed French external doors to garden | Coving to ceiling | Pendant lamps | Vertical radiator | Double-doors to living room and open to kitchen area

#### Kitchen area 12'6" x 12'4" (3.81m x 3.76m)

Fitted cabinets with granite countertops incorporating; 'FRANKE' 1.5 under-counter sink, integrated/concealed waste bins, integrated dishwasher, 'NEFF' double electric oven, space for American fridge-freezer

Central 'island' with five-ring gas hob & overhead extractor, solid wood breakfast bar

Downlights | UPVC double-glazed bay window | Doors to utility, hall, and open to dining area

#### UTILITY 9'1" x 6'1" (2.77m x 1.85m)

Fitted cabinets with marble countertops | Under-counter sink | Space for washing machine | Space for tumble dryer | Radiator | Fitted storage seat | UPVC double-glazed window | Door to W.C. | External UPVC door leading out to side patio area

#### DOWNSTAIRS W.C.

Close-coupled W.C. | Pedestal wash-hand basin | Chrome ladder-style radiator | Part-tiled walls | UPVC double-glazed window

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#### FIRST FLOOR LANDING

UPVC double-glazed windows | Doors to bedrooms and bathroom

#### BEDROOM ONE 12'6" x 12'1" (3.81m x 3.68m)

UPVC double-glazed windows | Radiators | Coving to ceiling | Arch to dressing room | En-suite

#### Dressing room 6'9" x 6'7" (2.06m x 2.01m)

UPVC double-glazed frosted window | Fitted wardrobes & dressing table

#### En-suite - 6'7" x 5'3" (2.01m x 1.60m)

Shower cubicle with mains rainfall-head shower & separate hand-held attachment | Drawer cabinet with integrated wash-hand basin | Close-coupled W.C | Chrome ladder-style radiator | Fully-tiled walls and floor | Ceiling Downlights | Extractor | UPVC double-glazed frosted window

#### BEDROOM TWO

13'4" to back of wardrobes x 9'4" plus door recess (4.06m x 2.84m)

UPVC double-glazed window | Radiator | Sliding mirror-door wardrobes

#### BEDROOM THREE

13' max to back of wardrobes x 10'2" (3.96m x 3.10m)

UPVC double-glazed windows | Radiators | Sliding mirror-door wardrobes

#### BEDROOM FOUR

10' x 8'9" (3.05m x 2.66m)

UPVC double-glazed window | Radiator | Coving to ceiling

#### BATHROOM 9'8"max x 6'11" (2.94m max x 2.11m)

Bath with electric shower over & glass screen | Pedestal wash-hand basin | Close-coupled W.C. | Chrome ladder-style radiator | Shelved airing cupboard housing hot water cylinder | Tiled floor | Part-tiled walls | Extractor fan | Ceiling downlights

#### GARAGE 17'10" x 5'4" (5.43m x 1.62m)

Light power & power | Twin up & over garage doors | Overhead storage

#### EXTERNALLY

Landscaped rear garden with lawn, side patio, fruit & vegetable garden, and a sheltered decked area | Power points | Cold-water tap | Feature lighting

Shared block-paved drive leading to private block-paved double drive and a lawn garden

#### PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains gas

Broadband: Fibre to premises

Mobile Signal Coverage Blackspot: No known issues

Parking: Detached double garage and driveway

#### 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.

#### RESTRICTIONS AND RIGHTS

Restrictions on property- The deeds state no parking of boats, caravans, or mobile homes on site.

#### 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: TBC

**EPC**  
**Coming Soon**

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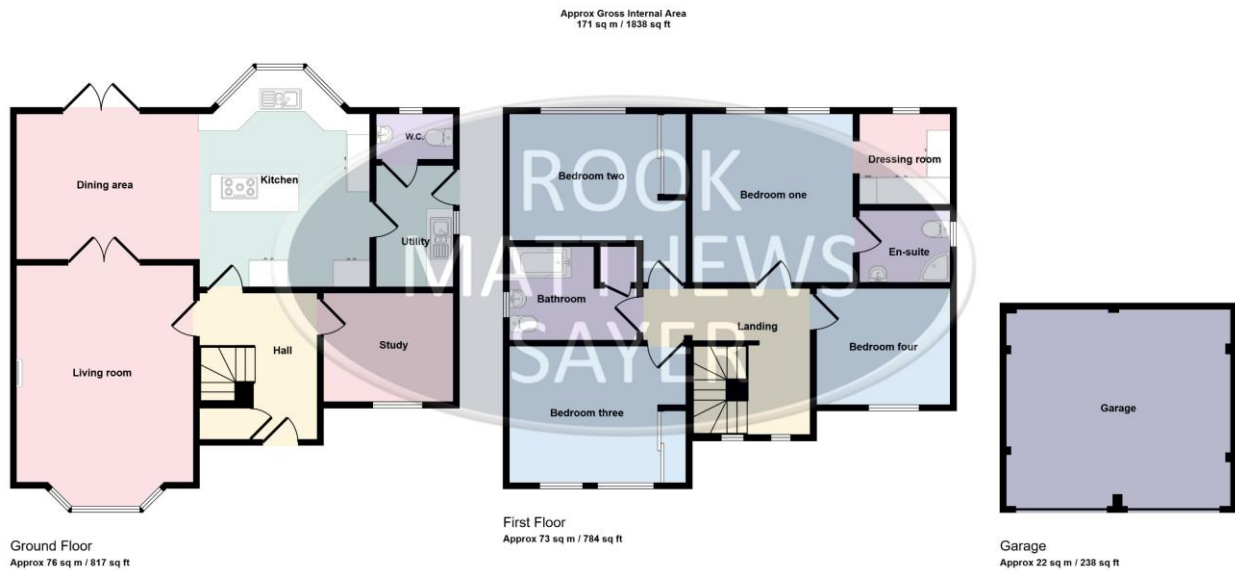


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This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites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

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