



Royal Oak Gardens | Alnwick | NE66 2DA

**£325,000**

This well-presented detached bungalow features two double bedrooms (including an en-suite), spacious living areas with a conservatory, private mature gardens with a summerhouse, garage and off-street parking, all set in a sought-after location ideal for comfortable, convenient living.

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## TWO BEDROOM BUNGALOW

### ENSUITE

### CONSERVATORY

### SUMMERHOUSE

## UTILITY ROOM

### DRIVEWAY AND DETACHED GARAGE

### FREEHOLD

### NO CHAIN

For any more information regarding the property please contact us today

#### 32 Royal Oak Gardens, Alnwick NE66 2DA

Presenting an exceptional opportunity to acquire a well-proportioned detached bungalow in a sought-after location, ideal for retirees seeking comfort and convenience. This property is offered in good condition and features two generous double bedrooms, with the principal bedroom benefiting from a private en-suite for added luxury.

The lounge at the front is a spacious room, and off the kitchen, the conservatory provides an additional reception room overlooking the garden – perfect for relaxation or entertaining. The well-equipped kitchen boasts ample dining space, and there is a separate utility room off the kitchen.

The property is complemented by beautifully maintained, private, and mature paved gardens to the rear and side, providing an outdoor retreat that includes a charming summerhouse. Parking is made easy with a single garage and additional off-street parking available.

This bungalow is positioned within a popular residential development, benefiting from public transport links, reputable nearby schools, and a variety of local amenities, all within close reach. The surrounding area's reputation and amenities further enhance the appeal for those seeking tranquil yet accessible living.

Early viewing is highly recommended to fully appreciate the space, quality, and lifestyle on offer with this unique bungalow.

#### HALL

UPVC entrance door | Radiator | Storage cupboard with hanging rail and shelf

#### LOUNGE 14' 8" x 15' 5" (4.47m x 4.70m) PLUS BAY WINDOW

UPVC double-glazed bay window | Radiator | Gas living flame effect fire with marble surround | Downlights

#### KITCHEN 13'4" x 8'1" (4.06m x 2.46m)

Fitted white units incorporating; an integrated microwave, electric oven, electric hob and extractor hood, integrated under counter fridge and freezer, porcelain sink, integrated slim-line dishwasher | Part tiled walls | Radiator | UPVC panelled ceiling | UPVC double-glazed window and door | UPVC double-glazed door and window to conservatory | Door to utility

#### CONSERVATORY 11'10" x 6'3" (3.60m x 1.90m)

Double-glazed windows and sliding patio doors to garden | Tiled floor | Wall light | Radiator

#### UTILITY 9'2" x 4'3" (2.79m x 1.29m)

UPVC double-glazed window | Worktop and drawer unit with space for a washing machine and tumble dryer | Central heating boiler

#### BEDROOM ONE 14'4" x 10'1" (4.37m x 3.07m)

UPVC double-glazed window | Radiator

#### ENSUITE

Double shower cubicle with mains shower and wet wall panels | Wash-hand basin | Laminate flooring | Wall mounted fan heater | Extractor fan

#### BEDROOM TWO 10'10" PLUS DOOR RECESS x 6'10" (3.30m x 2.08m)

UPVC double-glazed window | Radiator

#### BATHROOM

UPVC double-glazed frosted window | Fully tiled walls and floor | Bath with mains shower and bifold shower screen | Fitted cabinets with integrated wash-hand basin and close-coupled W.C | Chrome ladder style radiator | Shelved cupboard

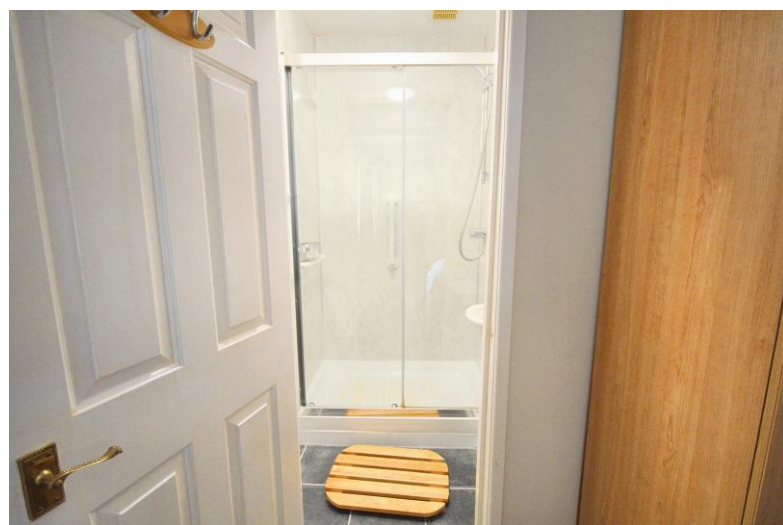
#### GARAGE (DETACHED) 17'4" x 8'6" (5.28m x 2.59m)

Up and over door | Light and power

#### GARDEN

Raised paved patio | Cold water tap | Summerhouse | Side gate access





#### PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Gas central

Broadband: Fibre to cabinet

Mobile Signal Coverage Blackspot: No known issues

Parking: Driveway and 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.

#### AGENTS NOTE

The sale of this Property is subject to Grant of Probate. Please seek an update from the Branch with regards to the potential timeframes involved.



#### 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: TBC

# EPC Coming Soon

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AL009028/DM/CM.05.08.25



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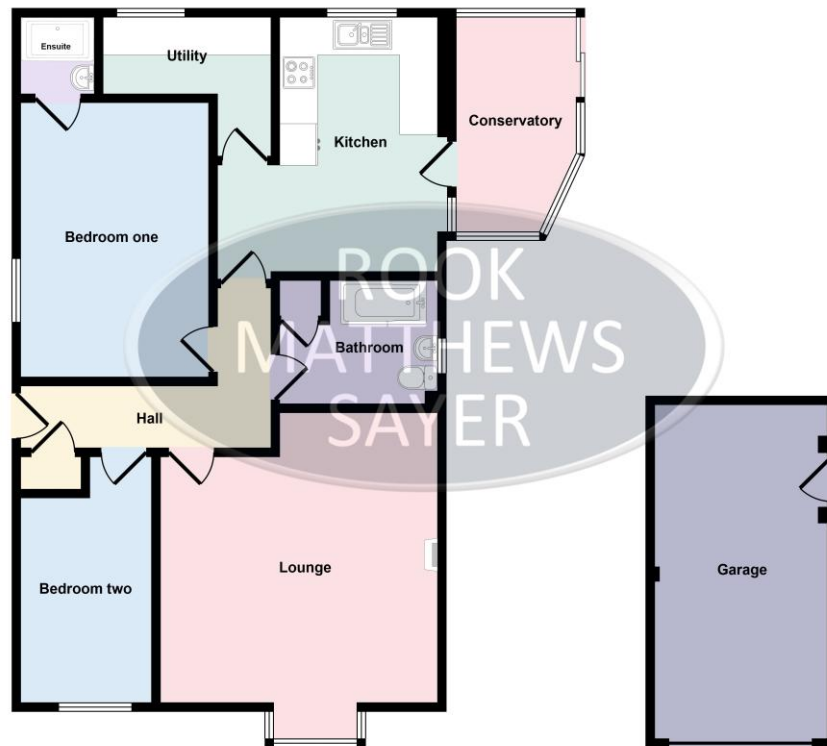
E: [alnwick@rmsestateagents.co.uk](mailto:alnwick@rmsestateagents.co.uk)

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# FLOORPLAN

Approx Gross Internal Area  
97 sq m / 1039 sq ft



Floorplan  
Approx 82 sq m / 881 sq ft

Garage  
Approx 15 sq m / 157 sq ft



**Important Note:** Rook Matthews Sayer (RMS) for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute part or all of an offer or contract. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck the measurements before committing to any expense. RMS has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyer's interests to check the working condition of any appliances. RMS has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. No persons in the employment of RMS has any authority to make or give any representation or warranty whatever in relation to this property.

**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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