



Worcester Place | Alnwick | NE66 2FB

£450,000

This spacious four-bedroom detached family home in the sought-after Peters Mill estate, Alnwick, features extended living spaces, a sun lounge overlooking a landscaped south-facing garden, modern open-plan kitchen, master with en-suite, and is conveniently located in a town with schools, transport links, and local amenities.

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FREEHOLD DETACHED HOUSE

OPEN PLAN KITCHEN-DINING-LIVING SPACE

HOME OFFICE

UTILITY ROOM

LIVING ROOM AND SUN ROOM

FAMILY BATHROOM AND EN-SUITE

GARAGE AND DRIVEWAY

GARDENS

For any more information regarding the property please contact us today

8 Worcester Place, Alnwick NE66 2FB

Peters Mill is a sought-after modern development in Alnwick, a Cussins built estate designed to reflect and enhance Alnwick's historic architecture. Featuring heritage brick and sandstone, there is a country village vibe to the development whilst having the town centre and retail park close at hand. Rook Matthews Sayer offer for sale this well-presented and extended four-bedroom detached property, making it ideal for families seeking space and comfort.

In addition to the living room at the front of the house, the extension at the rear provides a sizeable second reception room or sun lounge that offers garden views and direct access to the south-facing landscaped garden. Linking the two main reception rooms, the substantial open-plan kitchen includes a central dining area, fitted units with integrated appliances, and an informal seating area, providing flexibility for family living and entertaining.

The master bedroom benefits from an en-suite and built-in wardrobes, whilst the other three bedrooms are well-proportioned, each with built-in wardrobes.

Externally, the property features well-maintained landscaped gardens and a single garage with additional parking.

Alnwick is well known for its historic castle, picturesque green spaces, and easy access to local amenities. The area offers a selection of walking routes and parks nearby, including Alnwick Garden and Hulne Park, ideal for outdoor activities. Families will appreciate proximity to local schools in the town, as well as supermarkets, and a variety of independent shops and cafes. The stunning beaches and coastal villages are easily accessible, as well as Alnmouth East Coast main line Railway station and the A1 main road link for commuters heading north to the Scottish borders, and south to Morpeth and Newcastle.

This property offers a combination of comfortable family living and accessibility to Alnwick's attractions and services.

ENTRANCE HALL

Double-glazed composite entrance door | Tiled floor | Radiator

HOME OFFICE (front) 9'7 X 6' (2.92m x 1.83m)

UPVC double-glazed window | Radiator

W.C

Close-coupled W.C with concealed cistern | Pedestal wash-hand basin | Radiator | Feature part-mirrored wall | Tiled floor | Extractor

LIVING ROOM (front) 11'3 X 11'8 (3.43m x 3.55m)

UPVC double-glazed window | Radiator | UPVC double-glazed French doors and windows to the rear open-plan kitchen/dining/living space

OPEN PLAN KITCHEN/DINING/LIVING SPACE

28'5 X 10'9 (8.65m x 3.27m)

Kitchen area - fitted wall and base units incorporating; five ring gas hob with extractor hood, electric oven, Electric Combi microwave/grill, integrated dishwasher, integrated fridge freezer, wine fridge | UPVC double-glazed window | Tiled floor | Ceiling downlights | Radiator

DINING/LIVING AREA

UPVC double-glazed bifold doors to sunroom | Tiled floor | Understairs cupboard | Radiator | UPVC double-glazed French doors to living room

UTILITY 5'8 X 6 (1.73m x 1.83m)

Double-glazed composite external side door | Tiled floor | Radiator | Fitted units incorporating; single stainless-steel sink, space for washing machine and tumble dryer | Cupboard housing gas central heating boiler | Door to kitchen

SUNROOM (rear) 17'9 X 8'9 (5.41m x 2.66m)

UPVC double-glazed windows and French doors to garden | Double-glazed Velux window | Ceiling downlights | Vinyl tiled floor | Power sockets

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FIRST FLOOR LANDING

Radiator | Loft hatch with pull-down ladder (part boarded loft) | Cupboard housing hot water tank | Doors to: bedrooms and family bathroom

BEDROOM ONE (front) 13'10 X 11'5 (4.21m x 3.48m)

UPVC double-glazed window | Radiator | Sliding door fitted wardrobes | Door to en-suite

EN-SUITE

Tiled shower cubicle with rainfall showerhead and separate hand-held attachment | Wall mounted wash-hand basin | W.C with concealed cistern | Part-tiled walls | Tiled floor | Chrome ladder-style radiator | Ceiling downlights | Extractor | Feature part-mirrored wall | UPVC double-glazed frosted window

BEDROOM TWO (front)

9'7 X 10'6 plus wardrobe recess (2.92m x 3.20m)

UPVC double-glazed window | Radiator | Fitted mirror sliding door wardrobes

BEDROOM THREE (rear)

9'7 X 9'10 plus wardrobe recess (2.92m x 2.99m)

UPVC double-glazed window | Radiator | Mirror sliding door wardrobes

BEDROOM FOUR (rear)

9'2 X 7'9 plus wardrobe recess (2.79m x 2.36m)

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

FAMILY BATHROOM (rear)

Bath with tiled surround and mains shower | Wall mounted wash-hand basin | W.C with concealed cistern | Chrome ladder-style Radiator | Part-tiled walls and feature mirror wall | UPVC double-glazed frosted window to rear | Tiled floor | Ceiling downlights | Extractor

EXTERNALLY

Gravel seating area to the front and block-paved parking | Block-paved driveway with ramp access | Block-paved drive to side leading to the garage

Rear garden mainly laid to lawn with planted railway sleeper border and patio | Fenced and wall boundaries with side gate access | Electric power sockets and cold-water tap

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains gas

Broadband: Fibre to premises

Mobile Signal Coverage Blackspot: No known issues

Parking: 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: Parking of boats and caravans must not exceed the boundary wall

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

Maintenance charge of £186.16 per annum for maintenance of open green spaces

COUNCIL TAX BAND: E

EPC RATING: B

Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

AL009303/DM/CM/05.12.25/V1



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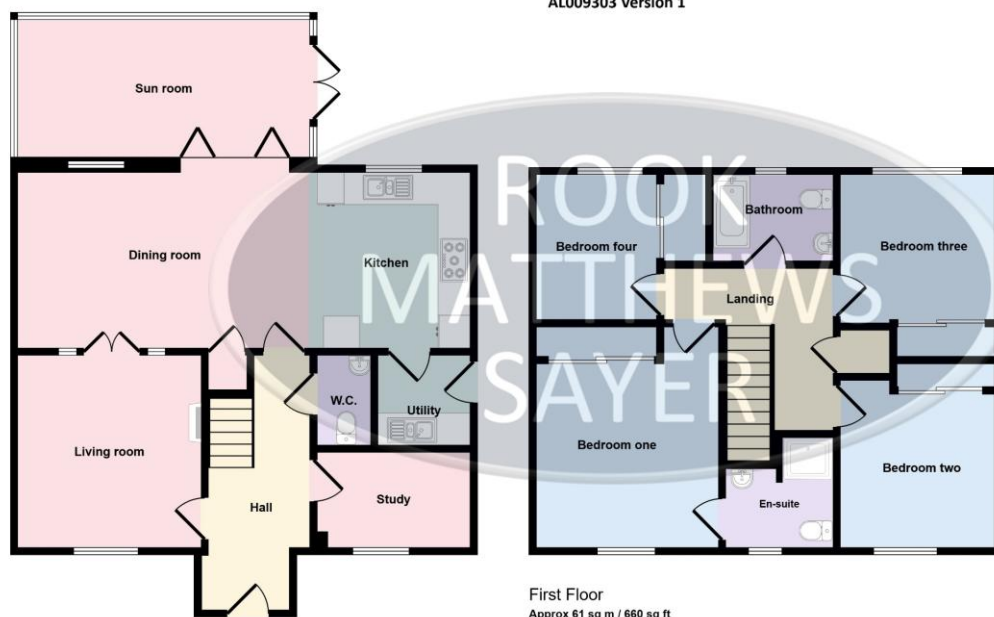
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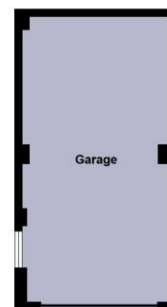
Approx Gross Internal Area
154 sq m / 1654 sq ft

AL009303 Version 1



Ground Floor
Approx 78 sq m / 835 sq ft

First Floor
Approx 61 sq m / 660 sq ft



Garage
Approx 15 sq m / 159 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.



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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