



Allerburn Lea | Alnwick | NE66 2QP

**£300,000**

Freehold three-bedroom detached home on a popular estate in Alnwick, close to Alnwick Garden. Offering three double bedrooms (master with en-suite), open plan living/dining room, conservatory overlooking a sunny south-facing garden, integral garage with internal access, and a new gas combi boiler. Well-presented throughout and ideal for families.

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## DETACHED HOUSE

## FREEHOLD

**NEW GAS COMBI CENTRAL  
HEATING BOILER  
CONSERVATORY**

**EN-SUITE SHOWER ROOM  
DINING KITCHEN**

**WIDE BLOCK-PAVED DRIVE**

**REAR SOUTHERLY ASPECT**

For any more information regarding the property please contact us today

### 144 Allerburn Lea, Alnwick, NE66 2QP

Located on a highly sought-after residential estate in the historic market town of Alnwick, just a short distance from the renowned Alnwick Garden, this freehold detached home offers spacious, well-maintained accommodation ideal for family living.

The property features three generous double bedrooms, including a well-proportioned master bedroom with its own en-suite shower room. The heart of the home is the open plan living and dining room, creating a bright and sociable space perfect for both everyday living and entertaining. A conservatory to the rear enjoys pleasant views over the southerly facing garden, providing an additional reception area filled with natural light.

Externally, the level rear garden is designed for ease of maintenance and year-round enjoyment, complete with a greenhouse and garden shed. The integral garage benefits from internal access via the hallway, adding convenience and practicality, while a newly installed gas combi boiler ensures efficient and reliable heating.

Well-presented throughout and carefully maintained by the current owners, this attractive detached property occupies a popular family-friendly location and presents an excellent opportunity to acquire a ready-to-move-into home in one of Northumberland's most desirable towns.

#### HALL

UPVC double-glazed front door | Radiator | Covling to ceiling | Doors to; W.C, kitchen, living/dining room & garage

#### W.C

Close coupled W.C | Cabinet with integrated wash-hand basin & tiled splashback | Radiator | UPVC double-glazed frosted window

#### LIVING/DINING ROOM

22' 3" x 12' 0" max, narrowing to 9'0" in the dining area (6.78m x 3.65m max, narrowing to 2.74m in the dining area)  
UPVC double-glazed window | Double-glazed sliding patio door to conservatory | Radiators | Covling to ceiling | Under-stairs cupboard | Turned staircase to first floor | Door to hall

#### DINING KITCHEN 9' 8" x 9' 8" (2.94m x 2.94m)

Fitted wall & base units incorporating; 1.5 stainless steel sink, integrated gas hob with extractor hood, electric oven, space for washing machine & under counter fridge

UPVC double-glazed window | Part-tiled walls | Radiator

#### CONSERVATORY 9' 1" x 9' 10" (2.77m x 2.99m)

UPVC double-glazed windows | UPVC double-glazed French doors | Light & power sockets

#### FIRST FLOOR LANDING

UPVC double-glazed stained glass window | Storage cupboard | Loft access hatch | Doors to bedrooms & family bathroom

#### BEDROOM ONE (Rear) 11' 1" x 12' 0" (3.38m x 3.65m)

UPVC double-glazed window | Radiator | Fitted wardrobes & bedside cabinets with shelving | Door to en-suite

#### EN-SUITE

Wet-wall panelled corner shower cubicle with electric shower | Close coupled W.C | Cabinet with integrated wash-hand basin & splashback | Radiator | Extractor fan | Ceiling downlights | UPVC double glazed frosted window

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**BEDROOM TWO (Front) 10' 8" x 10' 0" (3.25m x 3.05m)**  
UPVC double-glazed window | Radiator | Fitted wardrobes

**BEDROOM THREE (Front)**  
11' 3" x 7' 0" min, 11' 3" measured into the dormer window (3.43m x 2.13m min, 3.43m measured into the dormer window)  
UPVC double-glazed window | Radiator

**BATHROOM**  
Panelled bath with electric shower & glass screen | Pedestal wash-hand basin | Close coupled W.C | Tiled walls | Radiator | Extractor fan | Ceiling downlights | UPVC double-glazed frosted window

**GARAGE 8' 2" x 16' 2" (2.49m x 4.92m)**  
Up and over garage door | Wall mounted Baxi gas central heating boiler | Light & power sockets | Door to hall

**EXTERNALLY**  
Double block paved drive & lawn garden to the front, with side gate access to the rear garden

Rear garden mainly laid to lawn | Garden shed | Greenhouse | Fenced boundaries | Side gate access to front of property

**PRIMARY SERVICES SUPPLY**

Electricity: Mains  
Water: Mains  
Sewerage: Mains  
Heating: Mains Gas  
Broadband: Open Reach Website confirms that Full Fibre Broadband is available in the area  
Mobile Signal Coverage Blackspot: No known issues  
Parking: Garage & 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.

**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: C**

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	75 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

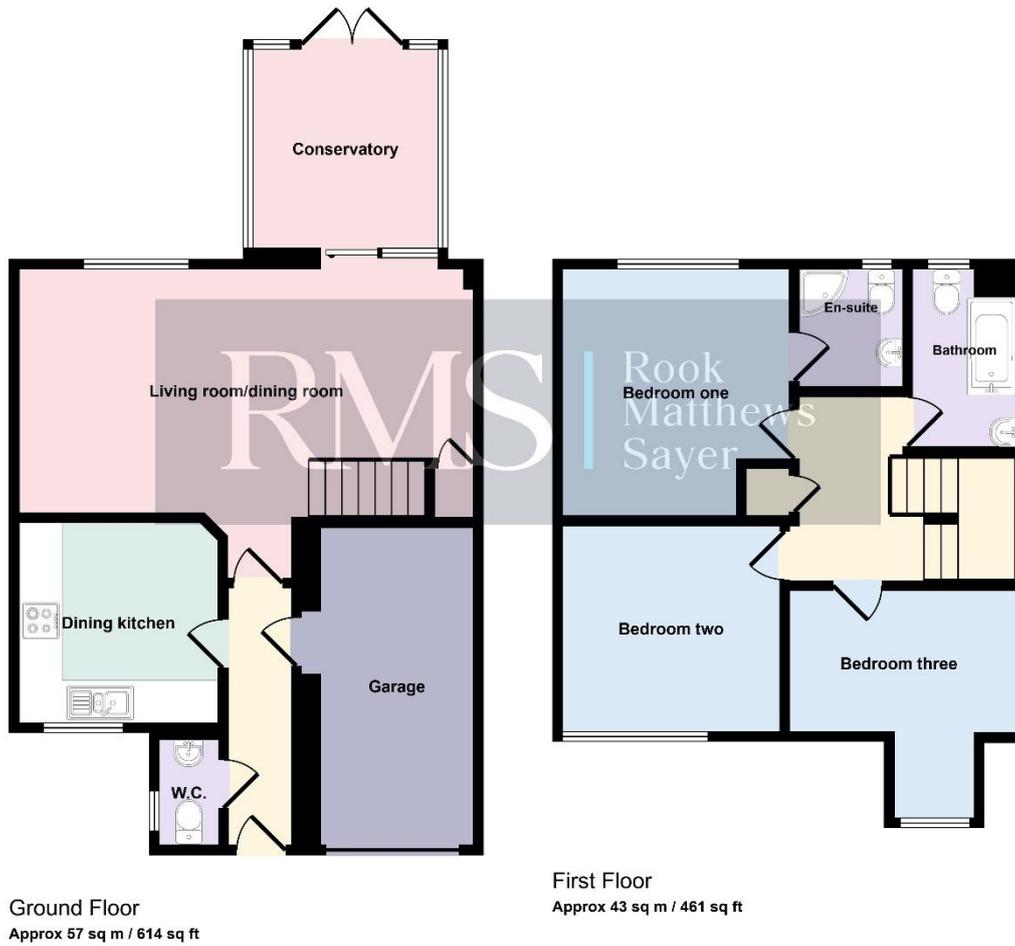
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Approx Gross Internal Area  
100 sq m / 1074 sq ft



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.

AL009435 VERSION 1

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