



Somerset Avenue | Alnwick | NE66 2FE

£600,000

A beautifully presented four-bedroom detached family home on Alnwick's prestigious Peters Mill development, featuring two reception rooms and an open-plan kitchen/dining space with bi-fold doors to a private rear garden, two en-suite bedrooms plus potential fifth bedroom, double garage with EV charging, and excellent access to Alnwick's historic town centre, coastal routes, and rail links to Newcastle and Edinburgh.

**x 4****x 2****x 3****DETACHED HOUSE****PRESTIGIOUS PETERS MILL
DEVELOPMENT****IMMACULATE MODERN FAMILY HOME****DOUBLE GARAGE WITH EV CHARGING****SPACIOUS OPEN-PLAN KITCHEN DINER****SEPARATE RECEPTION WITH GARDEN
VIEWS****MASTER SUITE WITH WALK-IN CLOSET****BI-FOLD DOORS TO REAR GARDEN**

For any more information regarding the property please contact us today

12 Somerset Avenue, Peters Mill, Alnwick, NE66 2FE

This fantastic four-bedroom detached house is located on the prestigious Peters Mill development in Alnwick, ideally suited to families seeking an immaculate modern home in a sought-after location.

The property offers a spacious open-plan kitchen featuring a peninsula and a living area with bi-fold doors opening directly onto the rear garden, creating a superb everyday living and entertaining area. A separate living room with garden views and a further reception room currently used as a playroom, provide flexible living space. There is a useful utility room, and a double drive to the rear leads to a double garage with EV charging.

Accommodation includes a master bedroom with en-suite and an adjoining room currently used as a dressing room that could be configured as a fifth bedroom if required. A second double bedroom also benefits from an en-suite, while two further double bedrooms and a family bathroom complete the layout. The front of the property enjoys an open aspect, and the private rear garden offers outdoor space for relaxation and play.

Peters Mill is well positioned for access to Alnwick's historic town centre, with its range of shops, cafés and restaurants, as well as the renowned Alnwick Castle and The Alnwick Garden. Nearby green spaces and walking routes provide attractive options for outdoor leisure.

Alnwick is served by Alnmouth railway station, approximately a 10-15 minute drive away, offering services to Newcastle in around 25 minutes and Edinburgh in about an hour. Road links via the A1 provide convenient access along the Northumberland coast and to regional centres.

ENTRANCE PORCH

Composite entrance door | Radiator | LVT flooring | Double door storage cupboard | Glazed doors to hall

HALL

LVT flooring | Radiator | Doors to living room, family room, kitchen/living space & W.C

KITCHEN/LIVING/DINING SPACE

24' 7" plus bay window x 16' 4" max (7.49m plus bay window x 4.97m max)

KITCHEN AREA

Kitchen units incorporating: five ring gas hob | Bosch extractor hood | 1.5 range master stainless steel under counter sink | Combi Bosch microwave/grill | Electric Bosch oven | Wine fridge | Integrated dishwasher | Silestone countertops

OPEN PLAN LIVING SPACE

Double glazed bi-fold doors | Feature wood panelled wall | Radiator | Ceiling downlights | Door to utility | LVT flooring

UTILITY 9' 4" into recess x 7' 8" (2.84m into recess x 2.34m)

Fitted units incorporating; 1.5 stainless steel sink, space for washing machine & tumble dryer, cupboard housing boiler | Composite double-glazed external rear door | LVT flooring

W.C

Low-level W.C with concealed system | Pedestal wash-hand basin | Radiator | Feature mirror wall | LVT flooring, part tiled walls

LIVING ROOM 15' 1" x 12' 10" (4.59m x 3.91m)

UPVC double-glazed windows | Radiator

FAMILY ROOM

12' 10" x 11' 3" into bay window (3.91m x 3.43m into bay window)
UPVC double-glazed bay window with fitted shutters | Radiator | LVT flooring

FIRST FLOOR LANDING

UPVC double-glazed window | Radiator | Ceiling downlights | Access to roof space | Doors to bedrooms & family bathroom

BEDROOM ONE 14' 1" x 11' 7" (4.29m x 3.53m)

UPVC double-glazed window | Radiator | Three-quarter panelled wall | Wall lights | Door to En-Suite | Cupboard housing hot water cylinder | Open to dressing room

DRESSING ROOM/BEDROOM FIVE 7' 0" x 11' 1" (2.13m x 3.38m)

UPVC double-glazed window | Radiator | Fitted wardrobes

FAMILY BATHROOM 7' 9" x 6' 7" (2.36m x 2.01m)

Bath with handheld shower attachment | Tiled shower cubicle incorporating a mains rainfall head shower & separate handheld attachment | Wall mounted wash-hand basin | W.C with concealed system | Part-tiled walls | Feature mirror wall | Ceiling downlights | Extractor | UPVC double-glazed frosted window | Chrome ladder style radiator

BEDROOM TWO 9' 3" x 13' 1" (2.82m x 3.98m)

UPVC double-glazed window | Radiator | Door to En-Suite

EN-SUITE

Walk-in tiled double shower cubicle with mains rainfall head shower & separate handheld attachment | Wall mounted wash-hand basin | W.C with concealed system | Chrome ladder style radiator | Part-tiled walls | Extractor | Ceiling downlights

BEDROOM THREE

13' 0" x 9' 4" plus door recess (3.96m x 2.84m plus door recess)
UPVC double-glazed window | Radiator

BEDROOM FOUR 10' 4" x 10' 1" (3.15m x 3.07m)

UPVC double-glazed window | Radiator

GARAGE 19' 8" x 20' 11" (5.99m x 6.37m)

Two up-and-over garage doors | Lighting & power sockets

EXTERNALLY

Double block paved drive | EV Charger

Rear garden laid mainly to lawn with patio area & access to side 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: Driveway & 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.

MANAGEMENT CHARGE

There is a management charge of £240 per annum for this property.

ACCESSIBILITY

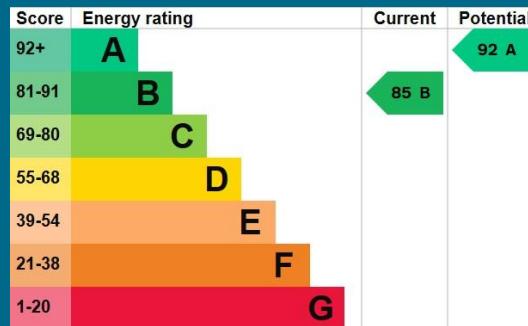
This property has level access to the front door.

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: F

EPC RATING: B



AL009417/DM/TB/09.02.26/V1



T: 01665 510044

Branch alnwick@rmsestateagents.co.uk

RMS | Rook
Matthews
Sayer





12 Somerset Avenue, Peters Mill, Alnwick, NE66 2FE



Ground Floor

First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

AL009417 VERSION 2

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.

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.



T: 01665 510044

Branch alnwick@rmsestateagents.co.uk

RMS | Rook
Matthews
Sayer