



Somerset Avenue

ALNWICK, NE66 2FE

RMS | Rook
Matthews
Sayer

INCORPORATING
Fine LIVING



4 BEDROOMS
2 BATHROOMS
2 RECEPTION ROOMS

AVAILABLE FOR SALE AT
£499,000

- Detached house – Cussin's built 'Lavender' style.
- Detached double garage with multi-vehicle parking.
- Four well-proportioned bedrooms.
- En-suite shower room to master bedroom, family bathroom and downstairs W.C.
- Separate lounge to the front, open plan living space at the rear, study.
- Luxury fitted kitchen with integrated Bosch appliances.
- Landscaped rear garden with open aspect.

Exceptional detached home

An exceptional four-bedroom detached 'Lavender' style Cussins home set within the prestigious Peter's Mill development in Alnwick. Positioned on a superb plot with open field views to the rear, this beautifully presented property features a stunning open-plan living space leading to an upgraded kitchen with Bosch appliances and bi-fold doors to a landscaped west-facing garden. With a separate lounge, study, principal bedroom with en-suite, detached double garage and ample parking, this is a stylish, move-in ready family home in a highly sought-after location close to Alnwick's historic centre and the Northumberland coast.



Comfortable, relaxing living room

Upon entering the property, you are welcomed into a bright and inviting hallway that sets the tone for the quality found throughout the home. To the front of the property is a generously proportioned lounge, offering a peaceful and comfortable space for relaxation. A separate study provides an ideal environment for home working or quiet reading, while a conveniently located ground floor W.C. completes the front section of the home.



Impressive, open-plan kitchen

To the rear, the property truly comes into its own with an impressive open-plan living space designed for both everyday living and entertaining. This flowing area leads seamlessly into a stylish dining kitchen, creating a sociable and versatile hub for the household. The upgraded kitchen is beautifully appointed with integrated BOSCH appliances and elegant 'Dekton' worktops, combining functionality with contemporary design. Striking bi-fold doors open onto the rear garden, allowing natural light to flood the space and creating a seamless connection between indoor and outdoor living.





Well-proportioned bedrooms

Upstairs, the first floor hosts four well-proportioned bedrooms, all thoughtfully designed to provide comfortable accommodation. The impressive principal bedroom benefits from its own private en-suite shower room, while the remaining bedrooms are served by a well-appointed family bathroom.



Well-maintained landscaped garden

Externally, the property continues to impress. The landscaped rear garden enjoys a highly desirable westerly aspect, making it perfect for enjoying afternoon and evening sunshine. A stunning porcelain-tiled patio provides an excellent space for outdoor dining and entertaining, while a well-maintained lawn and raised railway sleeper flower beds add structure and visual interest to this attractive outdoor setting. The home is further complemented by a detached double garage and ample driveway parking, enhancing both practicality and convenience.

Property Description

Entrance Hall

Double-glazed composite entrance door | Tiled floor | Radiator | Doors to; living room, open plan dining kitchen, study and W.C.

Lounge (Front)

14' 5" x 13' 2" (4.39m x 4.01m)

UPVC double-glazed window | Radiator

Study (Front)

7' 4" x 9' 2" (2.23m x 2.79m)

UPVC double-glazed window | Radiator

Open Plan Kitchen/Dining/Living Space

32' 7" x 10' 3" min, 14' 4" max (9.92m x 3.12m, 4.37m max)

Family Living Area

10' 7" x 14' 4" (3.22m x 4.37m)

UPVC double-glazed window | Radiator | Tiled floor | Ceiling downlights

Dining Kitchen

20' 6" x 10' 2" (6.24m x 3.10m)

A comprehensive range of upgraded wall and base units with Dekton countertops, incorporating; pan drawers, 1.5 undercounter sink, wine fridge, dishwasher, Bosch 5 ring induction hob and extractor hood, Bosch electric oven, Bosch microwave Combi, space for washer and base cupboard with integrated bin storage or the option for a tumble dryer

UPVC double-glazed windows and bifold doors | Tiled floor | Radiator | Ceiling downlights | Under stairs storage cupboard

W.C.

W.C. with concealed cistern | Pedestal wash-hand basin | Tiled floor | Extractor | Part-tiled walls

First Floor Landing

Radiator | Loft access hatch | Cupboard housing hot water tank | Doors to bedrooms and bathroom

Bedroom One (Front)

14' 6" x 11' 7" (4.42m x 3.53m)

UPVC double-glazed window | Radiator | TV aerial point | Door to en-suite

En-Suite

Tiled shower cubicle with mains rainfall head shower and separate handheld attachment | Wall mounted wash-hand basin | W.C. with concealed cistern | Part-tiled walls | Tiled floor | Chrome ladder style radiator | Double-glazed Velux window

Bedroom Two (Front)

10' 7" x 11' 7" (3.22m x 3.53m)

UPVC double-glazed window | Radiator | TV aerial point

Bedroom Three (Rear)

10' 7" x 11' 10" (3.22m x 3.60m)

UPVC double-glazed window | Radiator | TV aerial

Bedroom Four (Rear)

9' 3" x 11' 9" (2.82m x 3.58m)

UPVC double-glazed window | Radiator | Storage cupboard | TV aerial point

Bathroom

Bath with mains shower and glass screen | Wall mounted wash-hand basin | W.C. with concealed cistern | Chrome ladder style radiator | Extractor | Ceiling downlights | Tiled floor and part-tiled walls | Double-glazed Velux window

Externally

Lawn front garden with a block paved drive to the front and to the side, leading to the double garage

Landscaped rear garden with an open aspect overlooking fields | Porcelain paved patio | Lawn | Raised railway sleeper planted flowerbeds | Fenced boundaries | Cold water tap | Access to double garage

PRIMARY SERVICES SUPPLY

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: MAINS GAS

Broadband: FIBRE TO PREMISES

Mobile Signal Coverage Blackspot: NO

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.

Material / Construction Abnormalities:

We have been informed that this property is of timber frame construction.

Management Fee:

We understand that an estate management charge is payable for the upkeep and maintenance of communal open spaces and shared areas within the Peter's Mill development.

Accessibility:

This property has accessibility adaptations:

- 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: E

EPC Rating: B

AL009456/DM/TB/06.03.26/V1

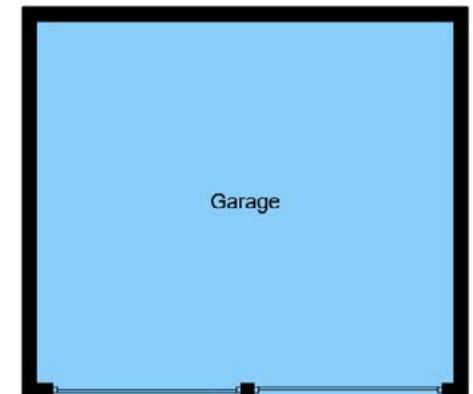
Floor Plans



GROUND FLOOR



FIRST FLOOR



GARAGE



Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



For more information please contact our branch today via:
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