



Tyelaw Meadows | Shilbottle | NE66 2JJ

£290,000

Impressive double-fronted detached home on a generous corner plot, featuring four bedrooms (two en-suite), two reception rooms and a stunning newly fitted open-plan dining kitchen. Enjoy a private, south-facing rear garden with lawn and multiple seating areas, plus driveway parking and a detached garage. Spacious, stylish and perfect for family living — early viewing advised.

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DETACHED DOUBLE-FRONTED HOUSE

SOUTH FACING REAR GARDEN

FOUR BEDROOMS

TWO EN-SUITE SHOWER ROOMS

UTILITY & DOWNSTAIRS W.C.

LAWN, SUN DECK & GRAVELLED SEATING AREA IN GARDEN

DETACHED GARAGE AT REAR OF HOUSE WITH DOUBLE DRIVE

LIVING ROOM, SECOND RECEPTION ROOM & LARGE DINING KITCHEN

For any more information regarding the property please contact us today

32 Tyelaw Meadows, Shilbottle, NE66 2JJ

Situated on a generous corner plot, this larger style double-fronted detached family home offers impressive living space, superb outdoor areas and a highly desirable south-facing rear garden that enjoys sunshine throughout the day and into the evening.

The property boasts four well-proportioned bedrooms, two of which benefit from en-suite shower rooms, creating an ideal layout for growing families or those seeking flexible guest accommodation.

To the ground floor, there are two spacious reception rooms providing versatile living and entertaining space, alongside a stunning open-plan dining kitchen. The kitchen has been newly fitted in a modern, contemporary style and features an excellent range of storage drawers and cupboards, complemented by integrated appliances and generous worktop space. A separate utility room and convenient downstairs W.C. add further practicality.

Externally, the home continues to impress. The sizeable south-facing rear garden is mainly laid to lawn and includes a decked, gravelled and paved seating areas ideal for outdoor dining and entertaining. There is access to the rear garden from both the side and rear of the property. To the front, a lawned garden enhances the attractive kerb appeal, while a private driveway provides off-road parking for two vehicles and leads to a detached single garage.

Further benefits include gas central heating via a Worcester boiler with radiators throughout, and double-glazed windows.

Early viewing is highly recommended.

ENTRANCE HALL

Double-glazed composite entrance door | Radiator | Coving to ceiling | Under stairs cupboard | Staircase to first floor | Doors to; living room, dining kitchen, second reception room (currently used as a bedroom)

LIVING ROOM (Front)

15' 4" plus bay x 10' 5" (4.67m plus bay x 3.17m)

UPVC double-glazed bay window | Coving to ceiling | Radiator | Feature fireplace incorporating an electric fire

KITCHEN AREA (Rear) 10' 11" x 11' 6" (3.32m x 3.50m)

Fitted wall of base units, a range of storage cupboards and deep pan drawers incorporating; double electric oven, built-in electric hob, extractor hood, space for American style fridge freezer, 1.5 stainless steel sink with hose tap

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

DINING/FAMILY AREA (Rear) 9' 11" x 10' 11" (3.02m x 3.32m)

UPVC double-glazed windows and French doors | Tiled floor | Radiator | Open to kitchen area

UTILITY 7' 8" x 5' 0" (2.34m x 1.52m)

Fitted countertop with space underneath for washing machine and tumble dryer | Wall unit | UPVC splashback | Worcester gas central heating boiler housed in a wall unit | Tiled floor | Radiator | Double glazed external door | Door to downstairs W.C.

W.C.

Close coupled W.C. | Wash-hand basin | Radiator | Tile floor | Extractor fan

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SECOND RECEPTION ROOM (Front)

8' 5" x 11' 3" plus bay window (2.56m x 3.43m plus bay window)
UPVC double-glazed bay window | Radiator | Covings to ceiling

FIRST FLOOR LANDING

UPVC double-glazed window | Loft access hatch | Storage cupboard
| Radiator | Cupboard housing central heating hot water tank | Doors
to bedrooms and bathroom

BEDROOM ONE (Front)

10' 8" x 10' 3" plus wardrobes recess (3.25m x 3.12m plus
wardrobes recess)

UPVC double-glazed windows | Radiator | TV aerial point | Built-in
sliding door double wardrobe | Door to en-suite

EN-SUITE

Tiled double shower cubicle with mains shower | Close coupled
W.C. | Pedestal wash-hand basin with tiled splashback | Radiator |
Shaver point | Extractor fan | Ceiling downlights | UPVC double-
glazed frosted window

BEDROOM TWO (Front) 8' 6" x 11' 4" (2.59m x 3.45m)

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

EN-SUITE

Tiled double shower cubicle with main shower | Close coupled W.C.
| Pedestal wash-hand basin with tiled splashback | Radiator | Ceiling
downlights | Extractor fan | UPVC double-glazed frosted window

BEDROOM THREE (Rear) 10' 1" x 7' 10" (3.07m x 2.39m)

UPVC double-glazed window | Radiator

BEDROOM FOUR (Rear) 8' 9" x 7' 9" (2.66m x 2.36m)

UPVC double-glazed window | Radiator

BATHROOM

Double ended bath with mixer tap incorporating a handheld shower
attachment | Close coupled W.C. | Double door cabinet
incorporating a wash-hand basin | Chrome ladder style radiator |
Extractor fan | Ceiling downlights | Tiled effect wet-wall panelled
walls | UPVC double-glazed frosted window

EXTERNALLY

Fenced front garden mainly laid to lawn

Fenced rear garden mainly laid to lawn incorporating; deck and
gravel seating areas, access to garage, and gate leading to double
drive

**GARAGE 8' 2" at narrowest point x 18' 10" (2.49m at narrowest
point x 5.74m)**

PRIMARY SERVICES SUPPLY

Electricity: Mains
Water: Mains
Sewerage: Mains
Heating: Mains Gas
Broadband: Fibre to the Cabinet
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.

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: D

EPC RATING: C

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	77 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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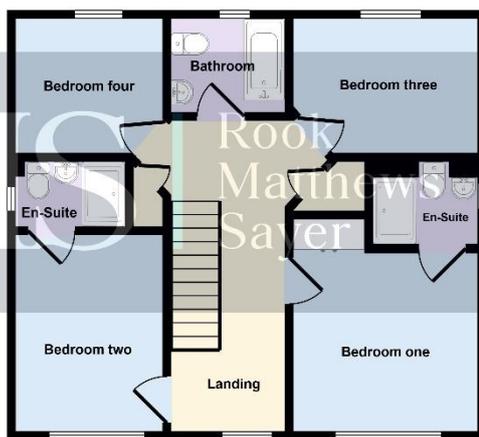




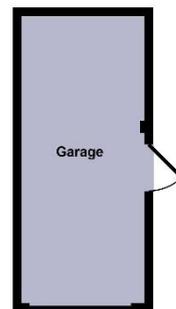
Approx Gross Internal Area
123 sq m / 1329 sq ft



Ground Floor
Approx 58 sq m / 628 sq ft



First Floor
Approx 55 sq m / 592 sq ft



Garage
Approx 10 sq m / 108 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.

ALD09447 VERSION 1

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