



Willoughby Park | Alnwick | NE66 1ET

£365,000

An impressive stone-built detached home set in a prime position on the Willoughby Park development in Alnwick, enjoying far-reaching town and countryside views including a stunning outlook towards Alnwick Castle. Beautifully presented throughout, the property features a spacious living room with sun room, a large dining kitchen, and a dual-aspect principal suite created from two bedrooms. Outside, a superb two-tier landscaped garden with an extensive patio and retractable canopy provides exceptional outdoor entertaining space, complemented by a detached garage and private driveway parking.

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DETACHED HOUSE

GARAGE & DRIVEWAY

CLOSE TO TOWN CENTRE

TWO TIER GARDEN WITH PATIO & LAWN

SPACIOUS MASTER BEDROOM WITH DUAL ASPECT & EN-SUITE

DINING KITCHEN WITH INTEGRATED APPLIANCES

LIVING ROOM LEADS THROUGH TO A SUN ROOM

RECONFIGURED UPSTAIRS LAYOUT FROM THE ORIGINAL FOUR BEDROOM HOUSE

For any more information regarding the property please contact us today

73 Willoughby Park, Alnwick, NE66 1ET

Occupying an outstanding position within the modern Willoughby Park development in Alnwick, this impressive stone-built, double-fronted detached residence offers beautifully presented accommodation, exceptional outdoor space, and far-reaching views across the town and surrounding countryside, including a striking outlook towards Alnwick Castle.

The property is approached via a shared private drive which leads to a detached garage, drive, and a generous block-paved front garden, providing additional parking - creating an attractive and welcoming frontage befitting a home of this calibre.

Internally, the accommodation is both spacious and thoughtfully arranged for modern living. A particularly generous living room forms the heart of the home, offering an elegant yet comfortable space for relaxation and entertaining, and flows seamlessly through to a delightful sun room which enjoys views over the rear garden and provides a wonderful place to sit and unwind throughout the seasons.

The dining kitchen is equally impressive in scale, fitted with high-quality cabinetry and a range of integrated appliances, creating a stylish and functional space for both everyday living and hosting. A separate utility room provides additional practicality, while a convenient ground floor W.C. completes the downstairs accommodation.

Originally designed as a four-bedroom home, the current owners have thoughtfully reconfigured the first floor to create a principal suite. Two bedrooms have been combined to form a substantial dual-aspect master bedroom, enjoying spectacular views to the front across the town and towards Alnwick Castle, as well as a beautiful outlook over the landscaped rear garden. The room is complemented by a modern en-suite shower room, creating a private and tranquil retreat. There are a further two bedrooms, with bedroom three benefiting from fitted wardrobes, and are served by a well-appointed family bathroom.

Externally, the property truly excels with its remarkable two-tier rear garden. The lower level features an extensive paved patio, perfect for outdoor dining and entertaining, complete with a retractable sun canopy that allows the space to be enjoyed in all weather conditions. Steps lead up to the upper garden, which has been carefully landscaped to create a striking and tranquil setting, centred around a circular lawn and framed by a variety of planted shrubs, trees, and established borders. A garden shed provides useful storage while the overall design offers both beauty and privacy.

Immaculately presented and meticulously maintained throughout, this exceptional home combines quality, space, and breathtaking views in a convenient location with this historic town.

ENTRANCE HALL

Composite entrance door and UPVC double-glazed window | Radiator | Karndean flooring | Staircase to first floor | Doors to; dining kitchen, living room and W.C.

LIVING ROOM 17' 8" x 10' 10" (5.38m x 3.30m)

UPVC double-glazed windows | UPVC double-glazed French doors to sunroom | Radiators | Coving to ceiling | Feature fireplace incorporating an electric fire

SUNROOM 9' 11" x 12' 0" (3.02m x 3.65m)

UPVC double-glazed windows and French doors to rear garden | Radiators | Ceiling downlights

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DINING KITCHEN

Fitted with a comprehensive range of wall and base units incorporating; 1.5 stainless steel sink, integrated 5-ring gas hob with extractor hood, integrated electric oven, integrated microwave grill/combi convection oven, integrated fridge freezer, integrated dishwasher, wine storage unit

Dual aspect UPVC double-glazed windows | Radiators | Coving to ceiling | Part-tiled walls | Ceiling downlights | Karndean flooring | Doors to utility and entrance hall

UTILITY 9' 7" x 22' 5" (2.92m x 6.83m)

Fitted cabinets and countertop with space for washing machine and tumble dryer | UPVC double-glazed external door to garden | Karndean flooring | Radiator

W.C.

Close coupled W.C. | Pedestal wash-hand basin | Radiator | Extractor fan | Karndean flooring

FIRST FLOOR LANDING

UPVC double-glazed window | Radiator | Cupboard housing hot water cylinder | Loft access hatch with pull-down ladder (loft not boarded)

BEDROOM ONE (DUAL ASPECT) 11' 2" x 17' 7" (3.40m x 5.36m)

UPVC double-glazed windows with distant countryside and town views | Radiators | Coving to ceiling | Door to en-suite

EN-SUITE

Tiled corner shower cubicle incorporating a mains rainfall head shower and separate handheld attachment | Close coupled W.C. | Pedestal wash-hand basin | Radiator | Mirror door wall mounted vanity cabinet | Extractor fan | Tiled walls | UPVC double-glazed window

BEDROOM TWO (Front) 9' 7" x 9' 1" (2.92m x 2.77m)

UPVC double-glazed window with distant town and countryside views, including views of Alnwick castle | Radiator

BEDROOM THREE (Rear) 9' 7" x 7' 10" (2.92m x 2.39m)

UPVC double-glazed window | Radiator | Fitted wardrobes | Coving to ceiling

BATHROOM

Bath with mixer tap and handheld shower attachment | Close coupled W.C. | Pedestal wash-hand basin | Chrome ladder style radiator | Part-tiled walls | Mirror door wall mounted vanity cabinet | Ceiling downlights | Extractor fan | Shelved linen cupboard

EXTERNALLY

The approach to the property is via a shared private tarmac drive with a shared responsibility with the neighbouring properties, and leads to a private drive and garage

Block paved area to the front of the property suitable for off street parking | Bin store | Side gate access to the rear garden, and steps up to front entrance door

Two tier rear garden comprising a lower-level extensive paved patio area including a retractable sun canopy and cold water tap. Steps up to a circular lawn garden with planted trees and shrubs, fenced and stone wall boundaries, and a garden shed

GARAGE

8' 9" at narrowest point x 18' 4" (2.66m at narrowest point x 5.58m) Light and power sockets | Overhead storage | Electric remote controlled up and over garage door

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains Gas central heating with radiators, operated on a two-zone system that allows the ground and first floor to be separately controlled

Broadband: Fibre to the Premises

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: B

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

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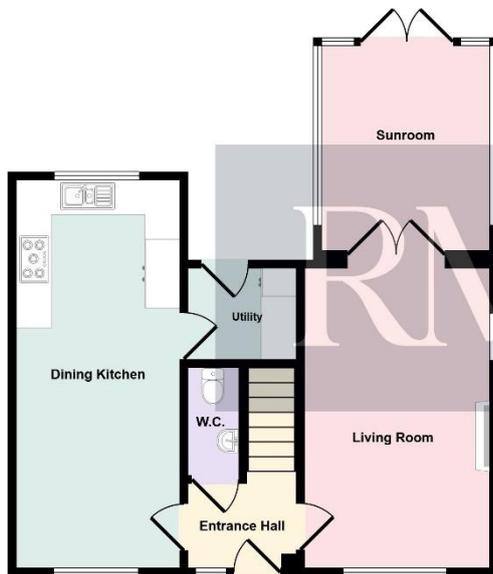
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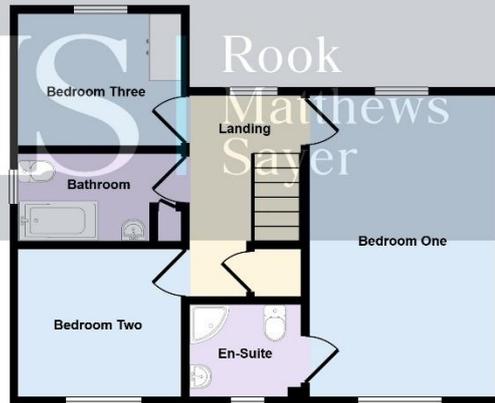




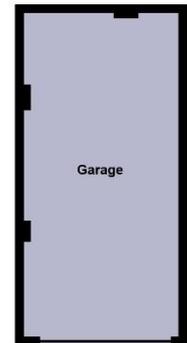
Approx Gross Internal Area
120 sq m / 1292 sq ft



Ground Floor
Approx 58 sq m / 623 sq ft



First Floor
Approx 47 sq m / 506 sq ft



Garage
Approx 15 sq m / 162 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.

AL009476 VERSION 1

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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