



Royal Oak Gardens | Alnwick | NE66 2DA

£300,000

Located in the popular Royal Oak Gardens, this well-proportioned three-bedroom home offers a fantastic opportunity to update and create a home to your own taste, just moments from the centre of Alnwick. Featuring a spacious open plan living/dining room, kitchen with garden access, three bedrooms, and a modern shower room, the property also benefits from a driveway, integral garage, and enclosed rear garden. Offered with no onward chain, it's an ideal choice for buyers seeking space, potential, and a convenient location.

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DETACHED HOME

CONVENIENT LOCATION CLOSE TO ALNWICK TOWN CENTRE, AMENITIES & BUS ROUTES

SPACIOUS DUAL-ASPECT OPEN PLAN LIVING & DINING ROOM WITH FEATURE FIREPLACE

BREAKFASTING KITCHEN WITH ACCESS TO REAR GARDEN & INTEGRAL GARAGE

NO ONWARD CHAIN

EXCELLENT OPPORTUNITY TO UPDATE & ADD VALUE

THREE BEDROOMS INCLUDING PRINCIPAL WITH BUILT-IN WARDROBES

DOUBLE DRIVEWAY, INTEGRAL GARAGE, FRONT GARDEN & ENCLOSED REAR GARDEN

For any more information regarding the property please contact us today

15 Royal Oak Gardens, Alnwick, NE66 2DA

Situated within the well-regarded residential development of Royal Oak Gardens, this well-positioned three-bedroom home enjoys a convenient location close to the centre of Alnwick, with easy access to local amenities and bus routes. It offers an excellent opportunity for buyers looking to update and create a property to their own taste and is offered with no onward chain.

The property is entered via a welcoming vestibule with tiled flooring, leading to a useful ground floor W.C. and into a spacious open plan living and dining room. This bright dual-aspect space features a focal fireplace with gas fire and marble inset, along with sliding patio doors opening onto the rear garden, creating an ideal setting for both everyday living and entertaining.

To the rear, the breakfasting kitchen is fitted with a range of wall and base units and offers ample space for appliances, along with direct access to the rear garden and integral garage, adding to the home's practicality.

To the first floor, the landing provides access to three bedrooms, including a principal bedroom with built-in wardrobes, alongside a further double and a single bedroom. The accommodation is completed by a modern shower room fitted with a walk-in shower and contemporary finishes.

Externally, the property benefits from a front garden mainly laid to lawn with hedge boundaries, and a block-paved double driveway providing off-street parking and access to the integral garage. To the rear, there is an enclosed garden featuring a raised lawn with planted borders and a generous stone-flagged patio area—perfect for outdoor dining and relaxation.

This appealing home offers well-balanced accommodation in a popular residential location, making it an excellent choice for a range of buyers including first-time purchasers, families, and those looking to be close to Alnwick town centre.

ENTRANCE VESTIBULE

UPVC double-glazed entrance door with frosted glass | Tiled floor | Covings to ceiling | Doors to downstairs W.C. and living room

W.C.

Close-coupled W.C. | Wash-hand basin | Radiator | Tiled floor | UPVC double-glazed frosted window | Covings to ceiling

OPEN PLAN LIVING/DINING ROOM

LIVING ROOM 14' 10" plus staircase x 12' 4" (4.52m plus staircase x 3.76m)

DINING ROOM 9' 6" x 10' 0" (2.89m x 3.05m)

Feature fireplace incorporating a gas fire and marble inset and hearth | Under stair storage cupboard | Radiators | Staircase to first floor | Dual aspect room with UPVC double-glazed sliding doors to rear garden and UPVC double-glazed window to front

BREAKFASTING KITCHEN (Rear) 16' 4" x 9' 4" (4.97m x 2.84m)

Fitted with a range of wall and base units incorporating; single stainless-steel sink, integrated electric hob and oven with extractor hood, space for dishwasher, space for washing machine, space for tumble dryer

Cupboard housing gas worcester boiler | Tiled splashback | Radiator | UPVC double-glazed windows and door to rear garden | Door to garage and door to kitchen

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FIRST FLOOR LANDING

UPVC double-glazed window | Coving to ceiling | Loft access hatch | Airing cupboard with hot water cylinder and shelves | Doors to bedrooms and shower room

BEDROOM ONE (Rear)

10' 8" x 9' 8" plus wardrobes (3.25m x 2.94m plus wardrobes) | Built-in wardrobes | Radiator | Coving to ceiling | UPVC double-glazed window

BEDROOM TWO (Front)

8' 8" plus recess x 10' 3" (2.64m plus recess x 3.12m) | UPVC double-glazed window | Coving to ceiling | Radiator

BEDROOM THREE (Front)

8' 8" x 7' 3" (2.64m x 2.21m) (includes bulkhead from stairs and cupboard) | UPVC double-glazed window | Radiator | Coving to ceiling

SHOWER ROOM (Rear)

Walk-in shower with wet wall panels and glass shower screen incorporating an electric shower and handrails | Cabinet with integrated wash-hand basin | Close-coupled W.C. | Part-tiled and part wet wall panelled walls | Chrome ladder style radiator | UPVC double-glazed frosted window | Vinyl tile floor

INTEGRAL GARAGE 8' 1" x 16' 10" (2.46m x 5.13m)

Up and over garage door | Overhead storage | Light and power sockets

EXTERNALLY

Front garden mainly laid to lawn with hedge boundaries and a block paved double drive

Fenced rear garden with a raised lawn with planted borders | Large patio area with stone flagged paving

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

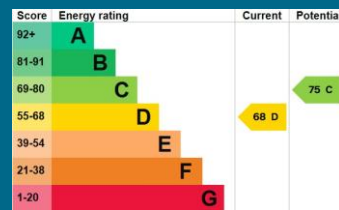
The North East region is famous for its rich mining heritage and therefore it will be beneficial to conduct a mining search. Confirmation should be sought from a conveyancer as to its effect on the property, if any.

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



AL009552/DM/TB/27.04.26/V1



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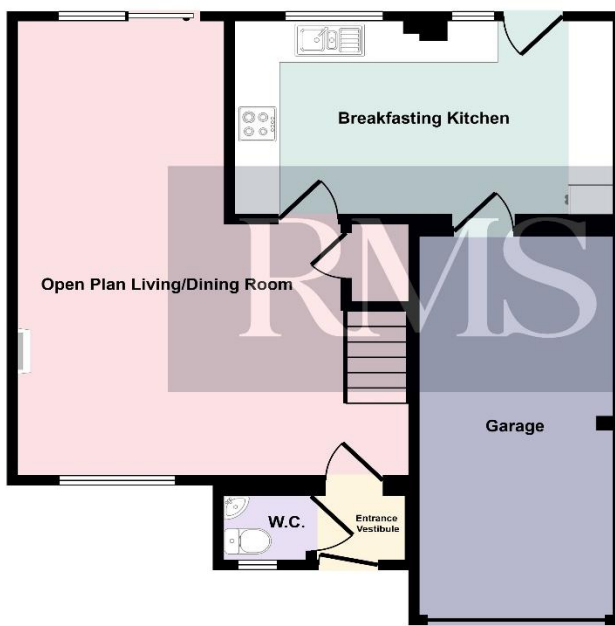
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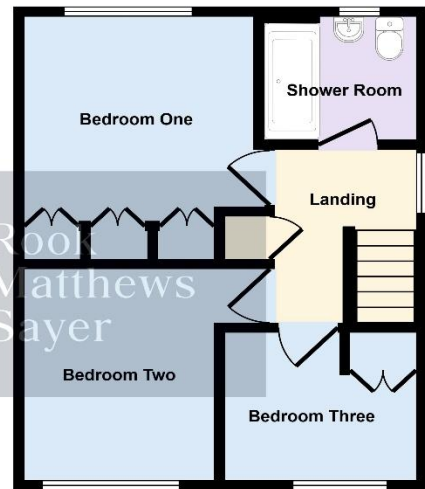




Approx Gross Internal Area
98 sq m / 1059 sq ft



Ground Floor
Approx 62 sq m / 671 sq ft



First Floor
Approx 36 sq m / 388 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.

AL009552 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.

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.



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