



## **16 Redwood Rise, Alnwick, NE66 2BZ**

**Offers Over £670,000**

Hive Estates is delighted to present this beautiful newly-built five-bedroom, family home in Alnwick. Never before occupied, this immaculate property offers the rare opportunity to own a brand-new home that has been enhanced with a range of high-spec modifications, including upgraded family bathrooms throughout. Situated on a quiet cul-de-sac, the home is accessed via a private, winding driveway and is surrounded by lush greenery and mature trees. It boasts two garages, an abundance of natural light streaming in through numerous windows, and generously sized rooms across both floors, all finished to the highest standards.

Upon entering, you're welcomed into a spacious hallway with direct access to the front-facing lounge, the open-plan kitchen/diner at the rear, and stairs leading to the first floor. The main living spaces feature elegant herringbone flooring, while fresh new carpets provide comfort in the lounge and all upstairs bedrooms. The kitchen/diner is a true highlight, with large bi-fold doors that open out to a fabulous garden, offering both a patio area and a lawn. The outdoor space is peaceful and private, with uninterrupted views—a perfect retreat for relaxation. Inside, the kitchen is finished to a high specification, featuring striking black cabinetry, a central island with a hob and ceiling extractor, and integrated appliances including a fridge/freezer, wine fridge, and double oven. There is plenty of storage, and the design is both modern and practical. A separate utility room, with internal access to the garage and a downstairs WC, adds further convenience. Upstairs, the spacious landing leads to five well-sized bedrooms, two of which benefit from stylish en-suite shower rooms. The family bathroom, finished in the same contemporary style, includes a bath, WC, wash basin, walk-in shower, and a heated towel rail, with wood-effect slats and neutral floor tiling completing the look.

This exceptional home is ideally located, just a short distance from Alnwick Castle and Alnwick Gardens, offering both a tranquil setting and easy access to local amenities.

**Living Room 20'0" x 11'8" (6.12 x 3.58)**

**Kitchen 30'2" x 12'11" (9.22 x 3.94)**

**Bedroom 1 16'2" x 15'6" (4.94 x 4.73)**

**Bedroom 2 12'9" x 11'9" (3.91 x 3.60)**

**Bedroom 3 13'7" x 11'8" (4.16 x 3.57)**

**Bedroom 4 13'6" x 9'8" (4.14 x 2.97)**

**Bedroom 5 13'6" x 7'8" (4.14 x 2.36)**

**Bathroom 13'5" x 8'7" (4.09 x 2.63)**

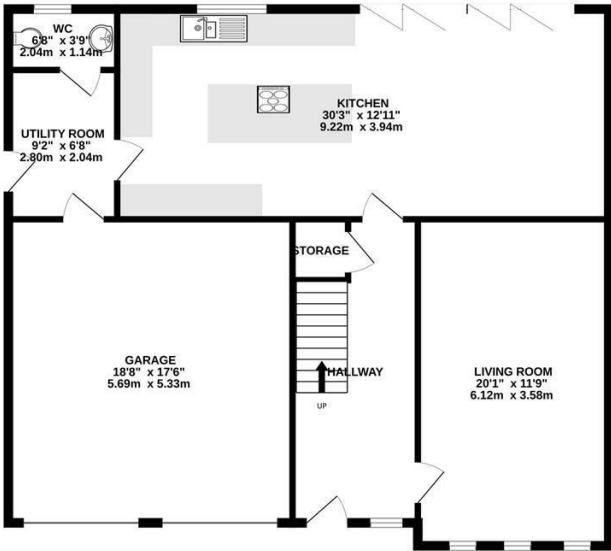
**Utility Room 9'2" x 6'8" (2.80 x 2.04)**

**WC 6'8" x 3'8" (2.04 x 1.14)**

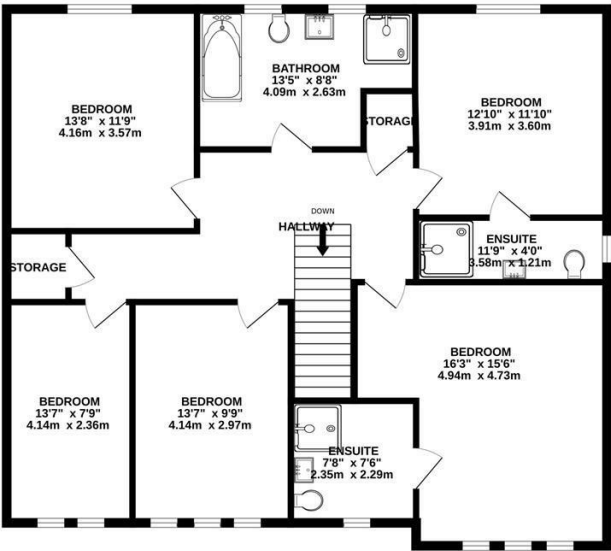
**Garage 18'8" x 17'5" (5.69 x 5.33)**

Floor Plan

GROUND FLOOR  
1184 sq.ft. (110.0 sq.m.) approx.

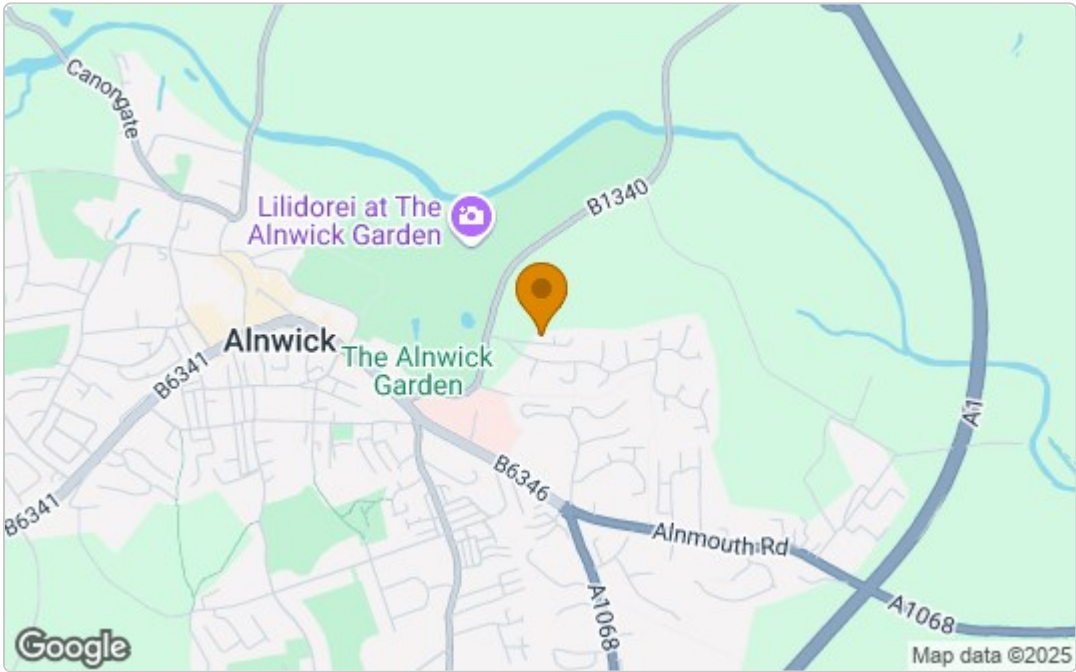


1ST FLOOR  
1184 sq.ft. (110.0 sq.m.) approx.



REDWOOD RISE NE66 2BZ  
TOTAL FLOOR AREA : 2367 sq.ft. (219.9 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Area Map



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Energy Efficiency Graph

