

# 15 Joiners Gardens

Swordy Park, Alnwick

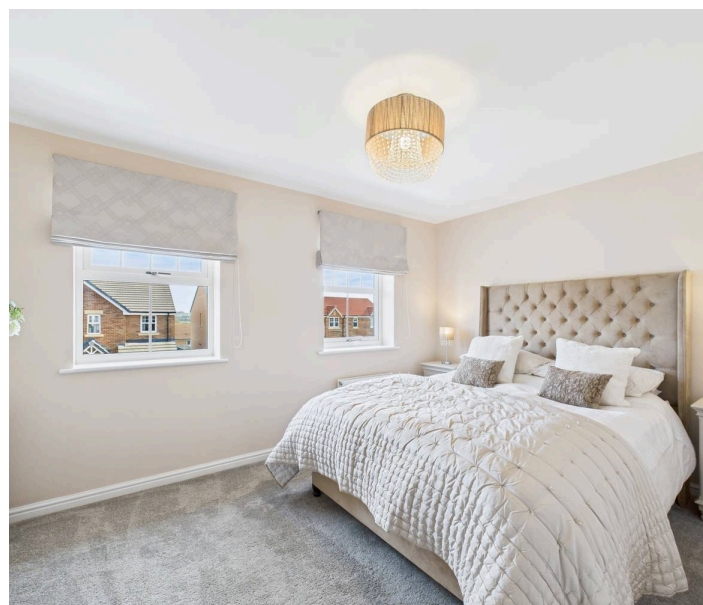
Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

- Four bedrooms plus a snug/home office, ideal for families or those working from home.
- Two Luxury En-Suites & Family Bathroom. High-spec, featuring large double showers, contemporary fittings, and stylish finishes.
- Designer kitchen with marble waterfall peninsular, integrated appliances, gold accents, and bi-fold doors opening to the garden.
- Karndean herringbone flooring, Farrow & Ball paint, wood-burning stove, and custom cabinetry throughout.
- Bespoke Dressing Room. One bedroom fully fitted with Hammonds cabinetry, vanity unit, mirror lighting—easily re-convertible to a bedroom if preferred.
- Private outdoor space with lawn, patio, decked area with pergola, sheds, log store, and room for extension or garden room.
- EPC rated B, fitted with electric car charger, and recently new gas central heating system.
- Peaceful setting within Swordy Park, close to schools, town centre amenities, and coastal routes.





Northumberland Properties are excited to introduce to the market this recently built 4-bedroom detached home, thoughtfully re-designed and upgraded to the highest specification by the current owner.

The ground floor layout has been expertly reconfigured to create an expansive, contemporary living, dining, and kitchen space. The brand-new kitchen features stunning marble splashbacks, worktops, and a marble waterfall peninsula with seating space. A high-spec Bosch induction hob, double oven, integrated AEG dishwasher, under-counter fridge, and instant hot water gold tap with a feature under-counter gold sink complete this dream kitchen. The room is further enhanced by brand-new bi-fold doors, allowing natural light to flood the space and providing seamless access to the private rear garden.

The creation of a utility room adds to the practicality of this home, featuring integrated fridge-freezer, space for a washing machine and tumble dryer, a Belfast sink with spray tap, quartz countertops, and a stone-tiled floor. The property also offers a versatile office/snug with floor-to-ceiling bespoke storage, as well as bespoke built-in storage under the stairs.

The living room boasts bespoke cabinetry and an integrated wood-burning inset stove.

The home is finished to an exceptional standard with Amtico herringbone flooring in the hall and kitchen areas, and all rooms are painted in Farrow & Ball colours.

To the first floor there are four bedrooms, two benefit from ensembles with large double showers with the primary featuring built-in wardrobes.

A further bedroom is currently utilised as a dressing room, fully fitted with Hammonds cabinets, wardrobes, drawers, vanity dressing table, mirror, and lighting. This beautifully designed dressing room has been thoughtfully built out offering storage for all your clothing, shoes, accessories, and more.



### **Garden**

The private rear garden is well designed with a lawn, patio and decking seating area with pergola, The property also offers additional storage in sheds, along with a separate log store and bin storage.

Externally the property benefits from an electric car charger and a double drive, situated in a quiet cul-de-sac location within Swordy Park.

Ideally situated in the desirable location of Alnwick, residents will enjoy easy access to local amenities, including a variety of shops, cafes, and restaurants, as well as excellent transport links for commuting. The home is also within close proximity to highly regarded schools, making it an ideal choice for families.

### **DRIVEWAY**

2 Parking Spaces

Double drive to front of property





First Floor



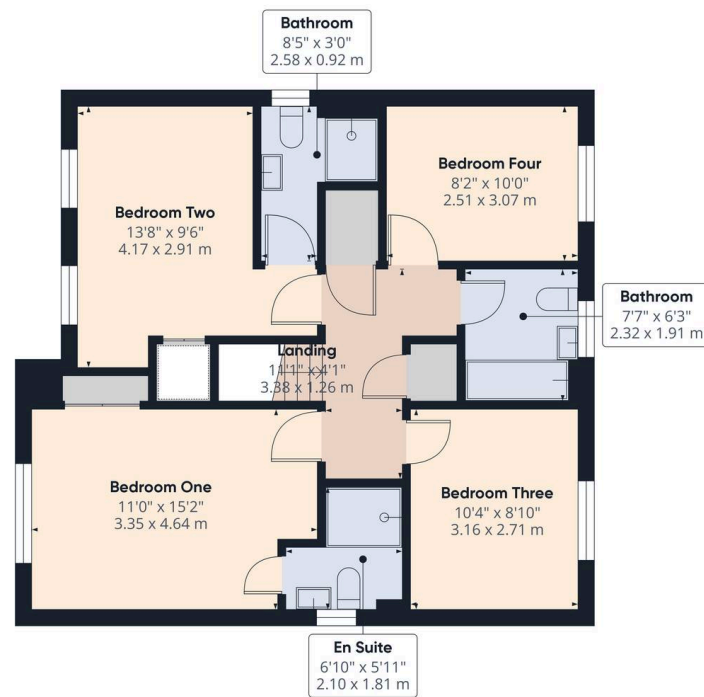
Approximate total area<sup>(1)</sup>  
697.07 ft<sup>2</sup>  
64.76 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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Floor 1



Approximate total area<sup>(1)</sup>  
679.86 ft<sup>2</sup>  
63.16 m<sup>2</sup>

(1) Excluding balconies and terraces

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