



Tidal View, 6 Estuary Drive  
Alnmouth, Alnwick, NE66 2SH  
**Offers In The Region Of £649,000**



Trading Places



## Tidal View, 6 Estuary Drive

### Alnmouth, Alnwick, NE66 2SH

Welcome to Tidal View, situated within an exclusive new development on Estuary Drive in Alnmouth, a truly exceptional property that embodies the essence of luxurious coastal living.

This stunning detached house offers spacious living to the ground floor with a welcoming living room that is ideal for both relaxing nights in and entertaining guests and a kitchen diner. Completing the ground floor is a downstairs WC and the third bedroom. To the first floor you find a further two bedrooms, one with a west facing terrace, and a beautifully appointed bathroom finished to a high standard. There is also loft access. With a driveway, you'll never have to worry about finding a spot after a long day out. And being just a short walk from the much sought-after coast, you can enjoy leisurely strolls along the beach or simply take in the breathtaking views whenever you please.

Alnmouth is a picturesque Northumbrian coastal village offering a whole host of amenities such as restaurants, coffee shops, gift shops, public houses and a golf club. The beach and dunes are the perfect place to enjoy wonderful walks and to spot a range of nature and wildlife. Alnmouth train station provides easy access to Edinburgh, Newcastle and London and is within walking distance from the centre of the village. The historic market town of Alnwick is a 5-minute drive away and is a town full of history and culture, from the tranquillity of Barter Books to the impressive Alnwick Castle and Garden. There is an excellent selection of local food retailers, delis, bakeries and butchers as well as larger chain supermarkets. The town centre also has excellent amenities including a bank, GP surgeries, dental practices and a fabulous leisure centre to name but a few.

Whether you're looking for a peaceful retreat or a place to create lasting memories with your loved ones, this detached house on Estuary Drive is the perfect place to call home. Contact us to arrange a viewing on 0191-2511189. EPC B.

#### Living Room

16'4" x 14'4" (5.0m x 4.37m)

The living room is welcoming and spacious with an abundance of natural light. Door to bedroom three and the ground floor WC. Stairs to the first floor. Opening to the kitchen diner.

#### Kitchen Diner

14'0" x 9'11" (4.29m x 3.04m)

A beautiful kitchen diner with fitted wall, base and drawer units and integrated oven and hob with extractor.

#### Bedroom 3 (Ground Floor)

11'8" x 7'1" (3.57m x 2.18m)

A well appointed ground floor bedroom, that could also lend itself to a second reception room.

#### Downstairs WC

#### First Floor Landing

Good sized landing with doors to bedroom one and two.





Bedroom One with Balcony  
14'0 x 10'2 (4.27m x 3.10m)

Double bedroom with an impressive west facing terrace where you can sit and enjoy the coastal air.

Bedroom Two  
14'0 x 10'0 (4.27m x 3.05m)

Another good sized double bedroom.

Bathroom

Modern, four piece suite bathroom.

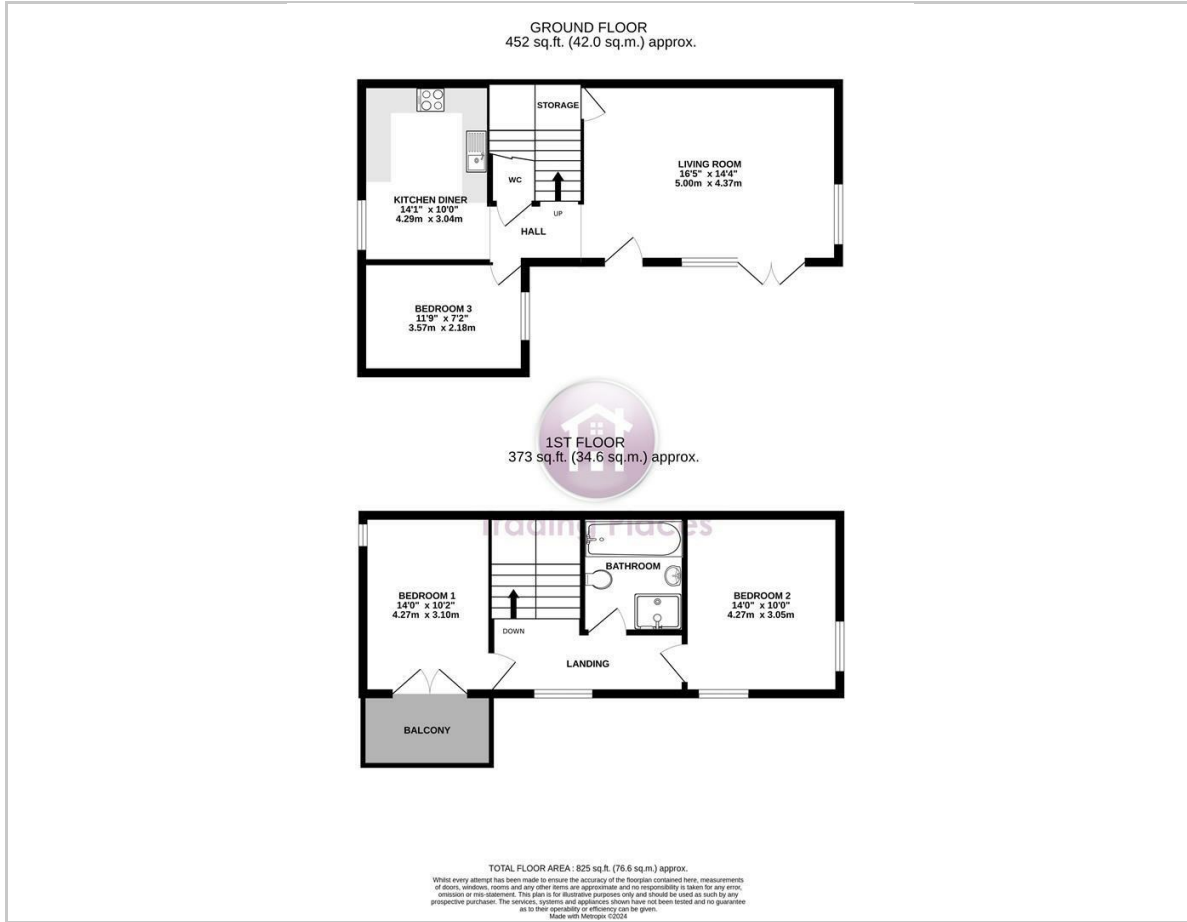
Externally

There is a block paved driveway to the front providing parking for 2 cars.





## Floor Plan



## Viewing

Please contact our Trading Places Office on 0191 251 1189 if you wish to arrange a viewing appointment for this property or require further information.

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## Area Map



## Energy Efficiency Graph

