



## Royal Oak Gardens Alnwick

- Five bed detached house
- Separate lounge
- Garage and gardens
- Home office, utility
- Open living/dining/kitchen
- Electric charging point

Guide Price **£425,000**

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# 5 Royal Oak Gardens

## Alnwick NE66 2DA

Situated on a quiet cul-de-sac in a prime location within walking distance to Alnwick town centre and near to local schools, doctor's surgery, and shops, this extended five-bedroom detached house is a superb family home offering fantastic living space, a beautiful rear garden, and plenty of off-street parking.

Whilst there is a separate spacious lounge at the front of the house, double doors lead through to the vast open plan dining kitchen and seating area at the rear of the property that overlooks the stunning rear garden. This fantastic space is ideal for family buyers, and the home office between the hall and kitchen is perfect as a study area or an extension to the kitchen. The spacious utility room is conveniently positioned near the kitchen and has external door access to the side of the house as well as internal access to the garage. Upstairs there are five bedrooms (three doubles and two single rooms) with a family shower room and an ensuite bathroom off bedroom one. The fifth bedroom is currently used as a study.

A lovely feature of the property is that it isn't overlooked by houses at the front or rear. Visitor parking is available on the street although the drive has ample parking for multi-vehicles as well as garage parking.



### ENTRANCE VESTIBULE

Double glazed entrance door | Cupboard housing gas meter | Door to W.C. and hall

### W.C.

Double glazed frosted window | Radiator | W.C. | Wash hand basin | Wall mounted vanity unit

### HALL

Staircase to first floor | Radiator | Understairs cupboard | Double doors to lounge | Door to home office | Coving to ceiling | Downlights

### LOUNGE

Double glazed window | Radiator | Fireplace with electric fire | Coving to ceiling | Glazed double doors to rear open plan living space

### OPEN PLAN LIVING SPACE - DINING / KITCHEN / SEATING

**26' 8" x 10' 11" (8.12m x 3.32m)**

Double glazing windows | French doors to rear garden | Radiator | Downlights | Double doors to lounge | Arch to home office | Fitted wall and base units | 1.5 Stainless steel sink | Integrated dishwasher | Integral fridge | Space for dual fuel Rangemaster cooker | Part tiled walls

### HOME OFFICE

**6' 11" x 9' 5" (2.11m x 2.87m)**

Radiator | Glazed door to hall and utility

### UTILITY ROOM

**9' 5" x 9' 0" (2.87m x 2.74m)**

Double glazed door to side | Fitted wall to base units | Stainless steel sink | Space for washing machine | Radiator | Door to garage

### LANDING

Radiator | Loft hatch | Coving to ceiling | linen cupboard | Downlights



**BEDROOM ONE**

11' 7" x 10' 7" (3.53m x 3.22m)

Double glazed window | Radiator | Coving to ceiling

**ENSUITE**

Double glazed frosted window | Part tiled walls | downlights | Bath with mixer tap shower | Fitted cabinets with integrated wash hand basin and W.C. | Downlights | Ladder style heated towel rail

**BEDROOM TWO**

10' 5" x 8' 8" (plus door recess) (3.17m x 2.64m)

Double glazed window | Radiator | Coving to ceiling

**BEDROOM THREE**

11' 10" x 8' 8" (3.60m x 2.64m)

Double glazed window | Radiator | Coving to ceiling

**BEDROOM FOUR**

5' 10" x 8' 0" (1.78m x 2.44m)

Double glazed window | Radiator | Coving to ceiling

**BEDROOM FIVE**

8' 8" x 7' 5" (2.64m x 2.26m) maximum measurements

Double glazed window | Radiator | Coving to ceiling

**SHOWER ROOM**

Double glazed window | wet wall panels | Tiled floor | Double shower unit | Mains shower | Fitted cabinets with integrated wash hand basin and W.C. | Ladder style heated towel rail

**GARAGE**

16' 7" x 8' 2" (5.05m x 2.49m)

Electric roller garage door | Central heating boiler | Hot Water tank | Electric car charger

**REAR GARDEN**

Lawn | Planted flower beds, fruit trees and bushes | Patio | Fenced boundaries | Cold water tap

**PRIMARY SERVICES SUPPLY**

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: MAINS GAS

Broadband: FTTC

Mobile Signal Coverage Blackspot: NO

Parking: Driveway and Garage

**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: E**

**EPC RATING: C**

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		







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