



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 **£375,000**

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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

AGENTS NOTE

In 2013 there was a particularly bad storm in Alnwick when surface water passed through the rear garden and continued to the bottom of the road. As a precautionary measure a land drain was installed.

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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