



## West End Shilbottle

A spacious three bed detached bungalow situated in the village of Shilbottle, near Alnwick. The large drive at the front offers multi vehicle parking and may particularly suit a buyer with a motorhome, van, horse box or boat that they wish to store on site within the grounds. The garage provides further provision for parking or a useful storage area.

The layout of the accommodation is arranged around a central hall with most of the rooms leading off, and the lounge has a pleasant aspect with French doors to the back that lead out to the rear garden. There is a useful utility room which leads to the large kitchen dining area. An ensuite shower room accompanies the main bedroom which also includes fitted sliding wardrobes as well as a fitted cupboard in the hallway. The second bedroom is a spacious double, whilst the third bedroom is currently used as a home office but also has a fitted wardrobe.

This is a fantastic opportunity to acquire a property located in a quiet peaceful area away from a main road but within a village community with amenities such as; a local primary school, chemist, convenience shop and the well-regarded 'Running Fox' artisan café and bakery. The East Coast Main Line rail service at Alnmouth station is less than four miles away, and the beach at Alnmouth is within approximately 5 miles. The village of Shilbottle is convenient for access to the A1 main road, and the nearby historic town of Alnwick where there is a range of shops, schools, retail and leisure facilities.

**Guide Price £295,000**

ROOK  
MATTHEWS  
SAYER

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## 3 West End Shilbottle NE66 2YB

### UTILITY

Double-glazed window | Radiator | Base units with space for dishwasher and washing machine | Door to kitchen

### LOUNGE 17'8" x 11'9" (5.38m x 3.58m)

Wood effect laminate flooring | Two radiators | Double-glazed patio doors | Stone hearth with electric wood burner (can be changed to gas)

### KITCHEN/DINER 17'10" x 10'7" (5.43m x 3.22m)

Wood effect laminate flooring | Space for American-style fridge freezer | Single oven | Matching wall and base units | Part tiled walls | Single sink | Two double-glazed windows | Induction hob | Radiator

### HALL

Wood flooring | Two radiators | UPVC door with double glazed frosted window | Doors to rear garden, lounge, and bedrooms | 3 steps | Cupboard

### FAMILY BATHROOM

Part tiled walls | Wood effect flooring | Bath with shower over | Pedestal wash-hand basin | Close-coupled W.C | Double glazed frosted window | Chrome ladder style radiator

### BEDROOM ONE 11'3" x 10'6" (3.43m x 3.20m)

Integrated wardrobes | Radiator | Double-glazed window | Doors to ensuite

### ENSUITE

Tiled flooring | Chrome ladder style radiator | Close-coupled W.C | Pedestal wash-hand basin | Single shower | Part tiled walls | Double-glazed frosted window

### BEDROOM TWO 13'9" x 9'9" (4.19m x 2.97m)

Wood effect flooring | Radiator | Double-glazed window

### BEDROOM THREE 9'9" x 9'6" (2.97m x 2.89m)

Wood effect flooring | Radiator | Double-glazed window | Integrated wardrobe





**PRIMARY SERVICES SUPPLY**

Electricity: Mains  
Water: Mains  
Sewerage: Mains  
Heating: Oil  
Broadband: Cable  
Mobile Signal / Coverage Blackspot: No known issues  
Parking: Separate garage and driveway with dropped kerb

**MINING**

The North East region is famous for its rich mining heritage and therefore it will be beneficial to conduct a mining search. Confirmation should be sought from a conveyancer as to its effect on the property, if any.

**MATERIAL CONSTRUCTION**

We have been informed the property has a timber frame which is classed as a non-standard construction

**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: B**

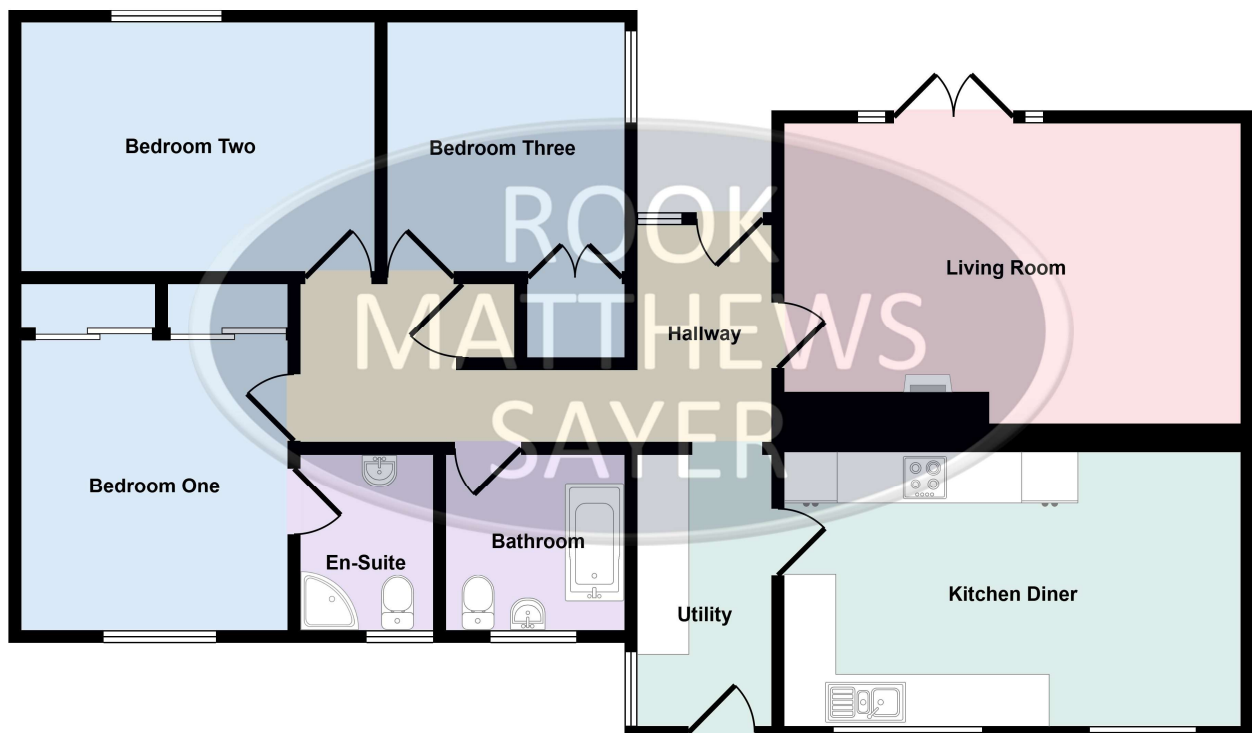
**EPC RATING: D**







Approx Gross Internal Area  
99 sq m / 1061 sq ft



Floorplan

AL009059 - Version 1.0

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

**Important Note:** Rook Matthews Sayer (RMS) for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute part or all of an offer or contract. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck the measurements before committing to any expense. RMS has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyer's interests to check the working condition of any appliances. RMS has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. No persons in the employment of RMS has any authority to make or give any representation or warranty whatever in relation to this property.

**Money Laundering Regulations** – intending purchasers will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We will also use some of your personal data to carry out electronic identity verification. This is not a credit check and will not affect your credit score.

**16 Branches across the North-East**

