



Eadington Court | Alnwick | NE66 2EY

£275,000

This immaculate three-bedroom semi-detached house in a prestigious Alnwick development features a spacious open-plan kitchen, stylish bedrooms (including a master with en-suite), modern bathrooms, a west-facing garden, double driveway, and convenient access to green spaces, the coast, and transport links—ideal for families and first-time buyers.

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Semi-detached freehold house

En-suite to master bedroom

Separate lounge

Downstairs W.C

Front and rear gardens

Open-plan dining kitchen and living space

No onward chain

Double driveway

For any more information regarding the property please contact us today

7 Eadington Court, Peters Mill, Alnwick NE66 2EY

Located within a prestigious new development in the historic town of Alnwick, Northumberland, offering both the tranquillity of scenic green spaces and convenient access to the beautiful coast as well as the A1 main road.

Designed for modern family living, the property features a spacious open-plan dining kitchen and living space at the rear, complete with elegant upgraded countertops and integrated appliances. The separate reception room at the front of the property provides a comfortable space for relaxation or entertaining guests. Amtico luxury vinyl flooring has been fitted throughout the downstairs accommodation.

The accommodation comprises three well-appointed and carpeted bedrooms. The master benefits from stylish built-in wardrobes, and its own en-suite facility. The second bedroom is also a double with fitted wardrobes, while the third serves as an ideal single room, suitable for a child's bedroom or home office.

Further advantages include a block-paved double driveway, and a generous size west-facing rear garden - ideal for enjoying sunsets and alfresco dining. Whilst the property is positioned within the new housing development, this plot has the advantage of distant countryside views from the upstairs main bedroom. The home is finished to a high standard throughout, presenting an EPC rating of B and council tax band C, ensuring efficient energy performance and manageable outgoings.

Residents enjoy direct access to riverside walks and nearby green spaces, making this property especially appealing for families and first-time buyers. Don't miss the opportunity to secure this beautifully maintained home in a sought-after setting.

ENTRANCE HALL

Amtico LVT flooring | Radiator | Staircase to first floor | Under-stairs cupboard | Doors to living room, dining kitchen, and WC

DOWNSTAIRS W.C.

Close-coupled W.C. | Pedestal wash-hand basin | Radiator | Extractor | Amtico LVT flooring

LIVING ROOM 16'3 X 10'1 (4.95m x 3.07m)

UPVC double-glazed windows | Radiator | Media power panel | Amtico LVT flooring

DINING KITCHEN / FAMILY ROOM

Open plan dining kitchen with living space | Amtico LVT flooring throughout

Dining/living area 10'8 X 8'11 (3.25m x 2.72m)

UPVC double-glazed French doors | Radiator | Media power panel

Kitchen area 12'3 X 8'2 (3.73m x 2.49m)

Fitted cabinets with luxury Silestone countertops incorporating; FRANKE 1.5 stainless-steel sink, induction hob with extractor hood, electric oven, integrated frost-free fridge freezer, integrated dishwasher, integrated washing/dryer | Luxury glass splash-back | Task lighting | Housed central heating boiler

FIRST FLOOR LANDING

Radiator | Loft access hatch with pull-down ladder, leading to a boarded loft space | Storage cupboard | Doors to bedrooms and bathroom

BEDROOM ONE 12'6 X 10'1 (3.81m x 3.07m)

UPVC double-glazed window | Radiator | Fitted sliding mirror door double wardrobe | Door to en-suite

En-suite

Tiled shower cubicle (Porcelnosa) with mains rainfall head shower and separate handheld attachment | Pedestal wash-hand basin | Close coupled WC | Chrome ladder-style radiator | Tiled (Porcelnosa) floor | Part-tiled (Porcelnosa) walls | Shaver point | Extractor | Downlights | UPVC double-glazed frosted window

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BEDROOM TWO 10'7 X 8'11 (3.22m x 2.72m)

UPVC double-glazed window | Radiator | Fitted sliding mirror door double wardrobe

BEDROOM THREE 7'9 X 7'1 (2.36m x 2.16m)

UPVC double-glazed window | Radiator

BATHROOM

Bath with mixer tap hand-held shower attachment | Pedestal wash-hand basin | Close-coupled WC | Chrome ladder-style Radiator | Shaver point | Part-tiled (Porcelnosa) walls | Tiled (Porcelnosa) floor | UPVC double-glazed frosted window | Downlights | Extractor

EXTERNALLY

Double block paved drive to front | Side gate access to rear garden | Rear garden mainly laid to lawn | Patio areas | Fenced boundaries and side gate access.

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains gas central heating

Broadband: Fibre to premises

Mobile Signal Coverage Blackspot: No known issues

Parking: Driveway accessed via dropped kerb with EV charging point to the side of the building, and additional communal parking bays on-street

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

RESTRICTIONS AND RIGHTS

Restrictions have been advised regarding the property on running a trade business, and the parking of boats, caravans and mobile homes on site without prior approval from Northumberland Estates.

BUILDING WORKS

Outstanding building works at the property: Yes the estate is still to be completed

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

A management fee is payable of £122.50 a year, until the estate is fully completed then this may be reviewed.

COUNCIL TAX BAND: C

EPC RATING: B

Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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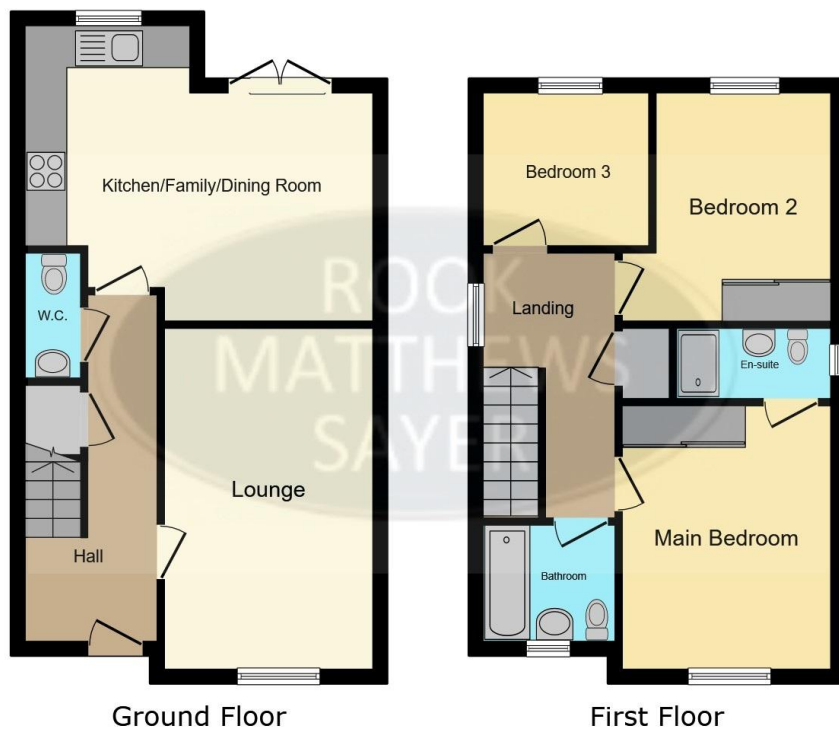


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Money Laundering Regulations – intending purchasers will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We will also use some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



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