



31 Allerburn Lea

Alnwick



SANDERSON
YOUNG





**31 Allerburn Lea
Alnwick, Northumberland, NE66 2NJ**

A well presented, five bedroom, detached family home located in the first phase and cul de sac of Allerburn Lea, with an excellent south facing garden site of approx. 0.234 acres, a generous driveway with parking for a number of cars and an attached double garage - refurbished over the last 2 years with a fabulous new open plan kitchen/dining room and the external landscaping and extension of the paved patio terrace and garden.

The superb family home has been refurbished with redecoration throughout, lovely new herringbone flooring to the ground floor, new central oak balustrade staircase, newly created chimney breast in the sitting room, new aluminium internal French doors, the opening up of the kitchen to the former dining room creating an impressive contemporary family kitchen/dining room, and also the cosmetic updating of the bathrooms.

Price Guide:
Offers Over £550,000

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Ground floor - Reception hallway with new herringbone flooring, a central staircase with new oak and metal balustrade and under stairs storage, | Cloakroom wc with part wood panel walls | Excellent sitting room with a cast iron wood burning stove set into an attractive chimney breast with brick inset and oak mantel, with feature wood panelled wall, and new aluminium double doors opening to the garden room | Lovely Garden room with a glass atrium roof, corner wood burning stove, two feature porthole windows and a door opening to the garden | Versatile study/playroom to the front | Magnificent open plan family kitchen/dining room with aluminium French doors to the Garden room, and a range of white cabinets with Sile stone worktops, a central island /breakfast bar, double oven, dishwasher, wine fridge, and space for American style fridge freezer - a door opens to the attached garage/utility area.

First floor - First floor landing with a storage cupboard and loft access | The master bedroom has a range of fitted wardrobes to one wall, with a double glazed window to the front | Ensuite shower room with a corner mains rainfall shower, wc, wash hand basin in a vanity unit, and new tiles | Double Bedroom two has a window overlooking the rear garden with excellent elevated views | Double bedroom three overlooks the rear garden | Bedroom four is an L shaped bedroom, with built in wardrobes and a desk | Bedroom five is a single bedroom/study, currently used as a dressing room | Family bathroom with a bath with a rainfall shower over, wc, basin in a vanity unit with part wood panel walls and new herringbone green tiling to the bath.

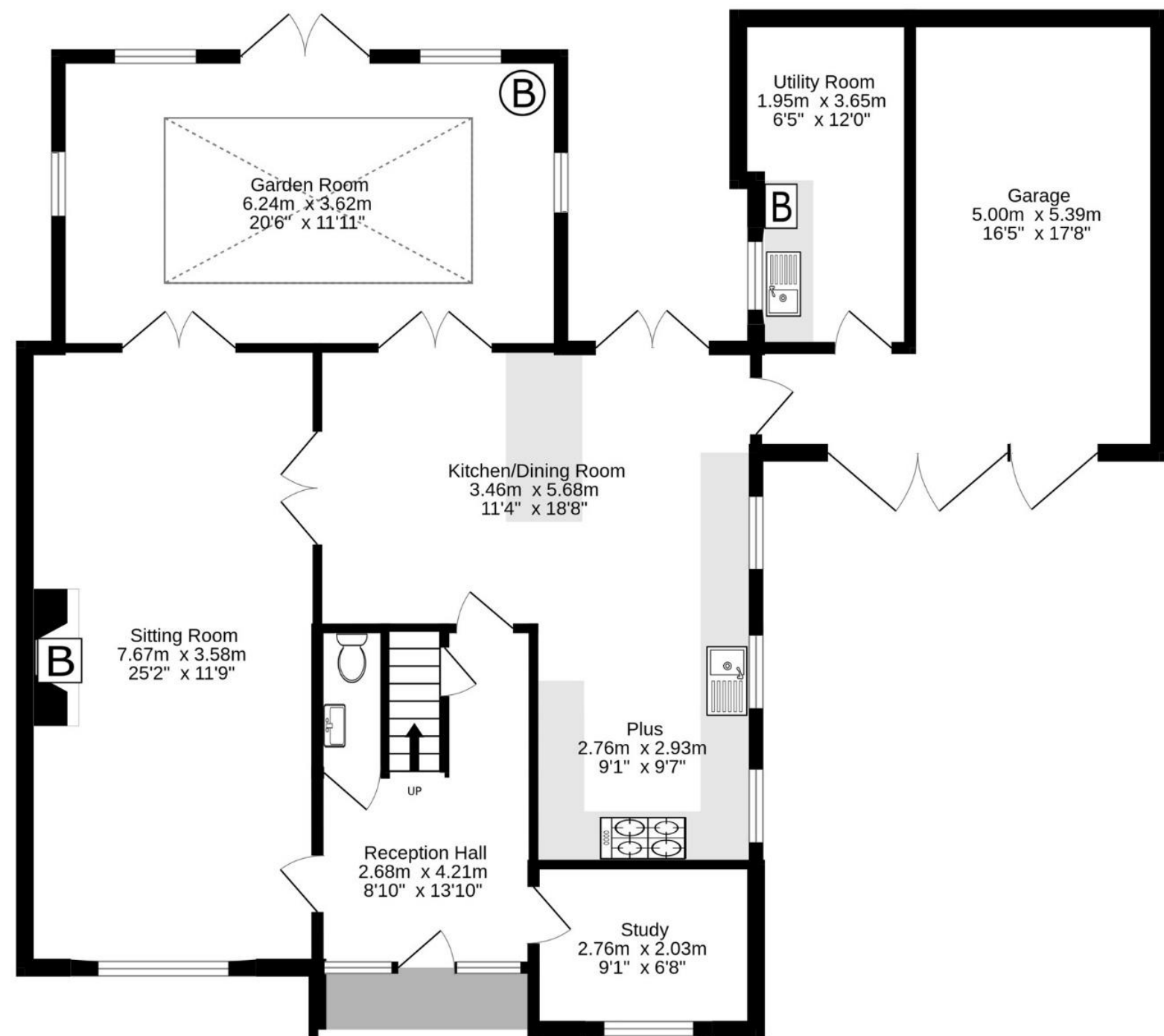


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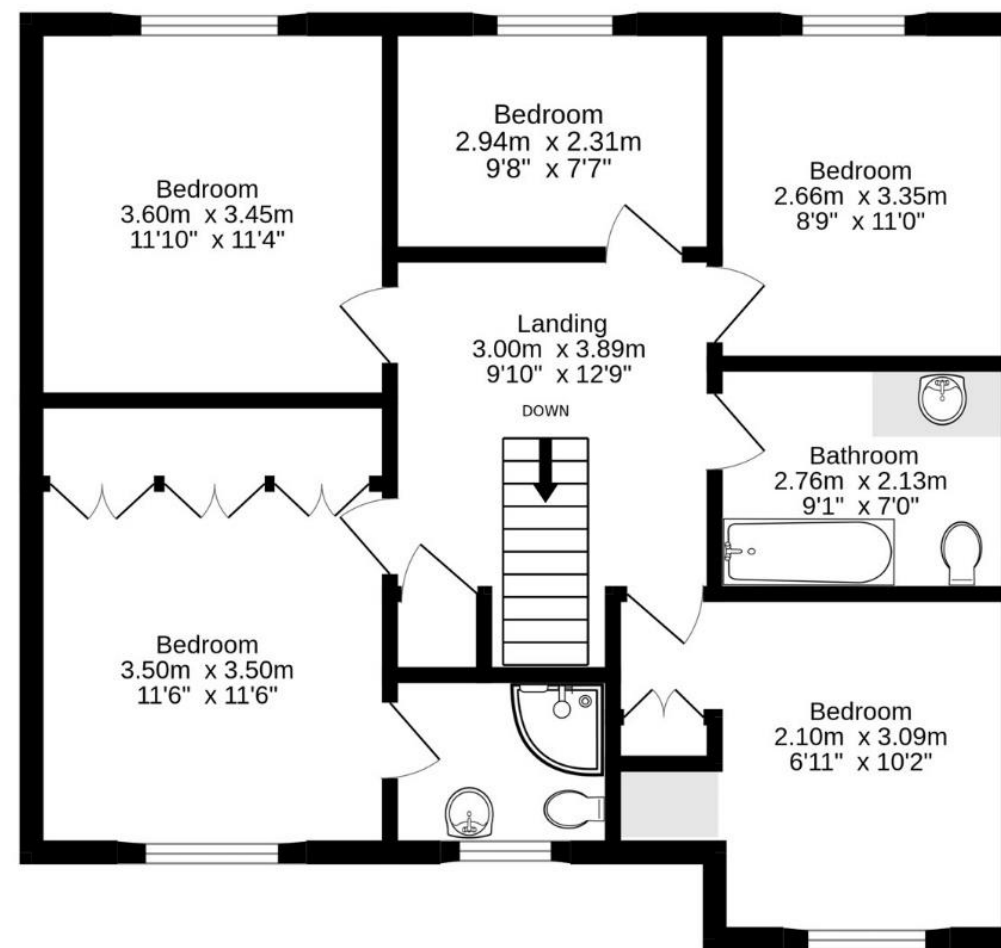




Ground Floor
120.9 sq.m. (1301 sq.ft.) approx.



1st Floor
71.7 sq.m. (772 sq.ft.) approx.



TOTAL FLOOR AREA : 192.6 sq.m. (2073 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Externally - the property has an extended driveway with parking for 2-3 cars | Attached double garage with folding timber doors with a single garage space - the other side of the garage is being used as a utility area with a stainless steel sink, plumbing for washing machine, tumble dryer and the gas boiler to the wall | Landscaped gardens with extensive lawns and a superb extended paved patio terrace, creating a fantastic open terrace seating area, idea for outside dining and barbeques | Useful garden store area located under the garage accessed from the rear garden & terrace.

The property is ideally positioned within walking distance of Alnwick Gardens & Castle, with easy access into Alnwick town with its wide range of amenities, cafes, pubs/restaurants, as well as being just short drive from the beach and stunning Northumberland coastline. A viewing is essential to appreciate the quality of accommodation and location of this family home.

Services: Mains Electric, Gas, Water & Drainage | Gas Central Heating | Tenure: Freehold | Council Tax: Band F | EPC: TBC



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