



14 Joiners Gardens

Swordy Park, Alnwick



SANDERSON
YOUNG





**14 Joiners Gardens
Swordy Park, Alnwick,
Northumberland, NE66 1FA**

TASTEFULLY UPGRADED AND BEAUTIFULLY PRESENTED BY THE CURRENT OWNERS, THIS PROPERTY OFFERS 1,853 SQ. FT OF ACCOMMODATION INCLUDING FABULOUS GARDEN ROOM EXTENSION, ATTRACTIVE LANDSCAPED REAR GARDEN, BESPOKE STUDIO/HOME OFFICE, DOUBLE WIDTH DRIVEWAY AND SINGLE INTEGRAL GARAGE - AN 'A' RATED ENERGY EFFICIENT HOME & NO UPWARD CHAIN.

This fabulous and spacious four double bedroom detached family home, with the extension of the superb garden room to the rear with bi-fold doors opening out to the garden, creating great reception space, and the addition of a bespoke Larch clad studio/home office within the garden.

Price Guide:

Guide Price £445,000

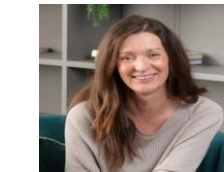




Constructed by Taylor Wimpey in 2019, this immaculate property is an extremely energy efficient home with an 'A' rated EPC, with less costs to run and some mortgage lenders may offer cash back or a better rate on the mortgage costs. The family home enjoys a lovely quiet position within the cul de sac, landscaped garden, double width driveway and integral single garage, and has seen a number of improvements to include; lovely oak herringbone flooring to the reception hallway, kitchen, garden room and utility, new composite front door, new cast iron wood burning stove to the sitting room, 12 solar panels added with two storage batteries, electric car charger and LED lighting added to the kitchen/breakfast room.

Ground Floor - Reception hallway | Cloakroom/wc | Sitting room with new cast iron wood burning stove, bay window to the front | Fabulous open plan kitchen/dining room with integrated appliances including; oven, gas hob, dishwasher and fridge/freezer | Superb extended Garden room with full height vaulted ceiling with excellent natural light from the full height windows, four Velux windows to the roof, and bi-fold doors opening to the rear garden | Utility room with storage, integrated washing machine and sink.

First Floor - First floor landing with access to the loft | Lovely Principal bedroom with access to an ensuite shower/wc | Guest double bedroom with access to an ensuite shower/wc | Double bedroom three with fitted wardrobes | Fourth double bedroom | Family Bathroom/wc with bath, shower above, wash hand basin and wc.

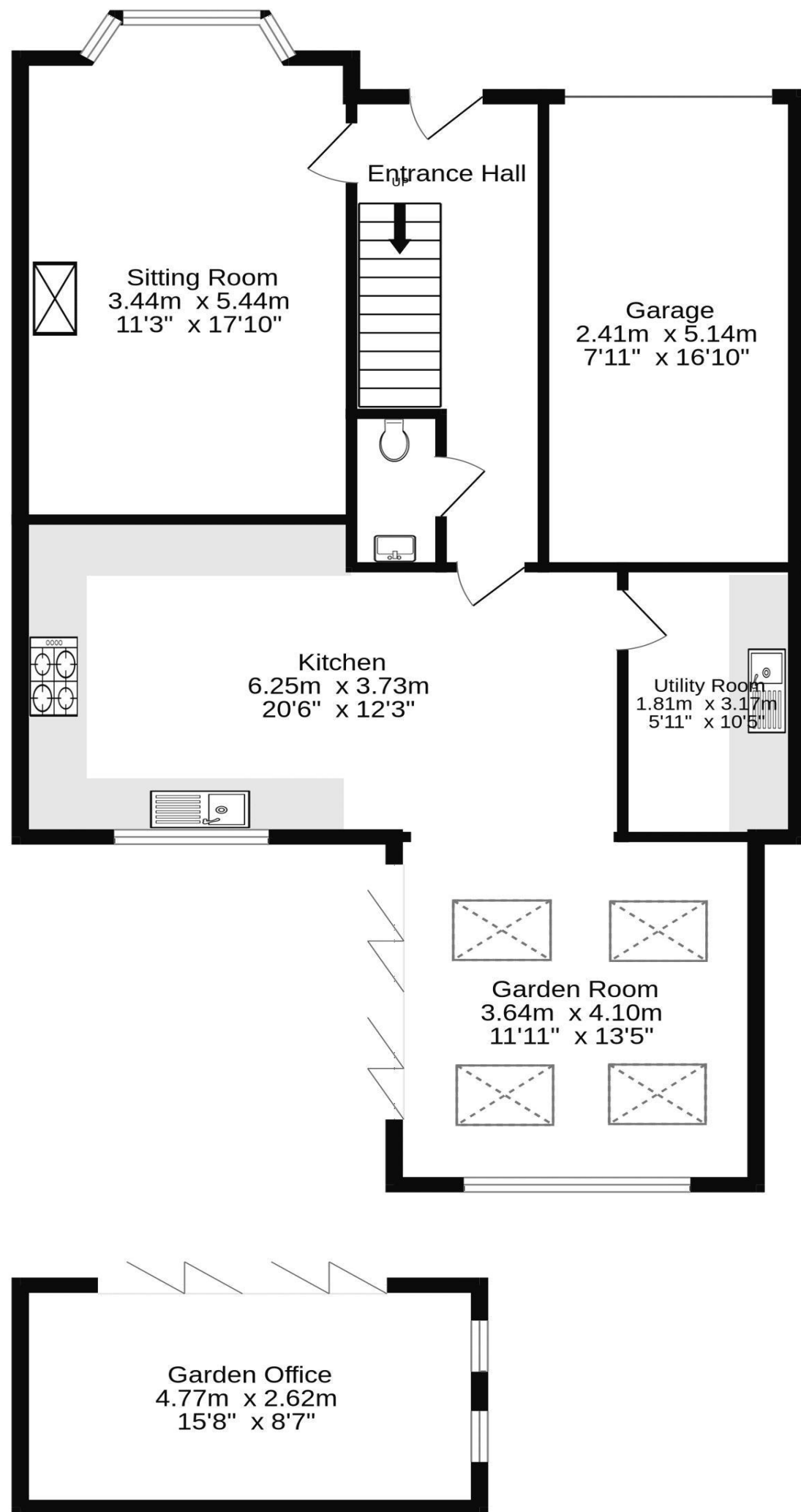


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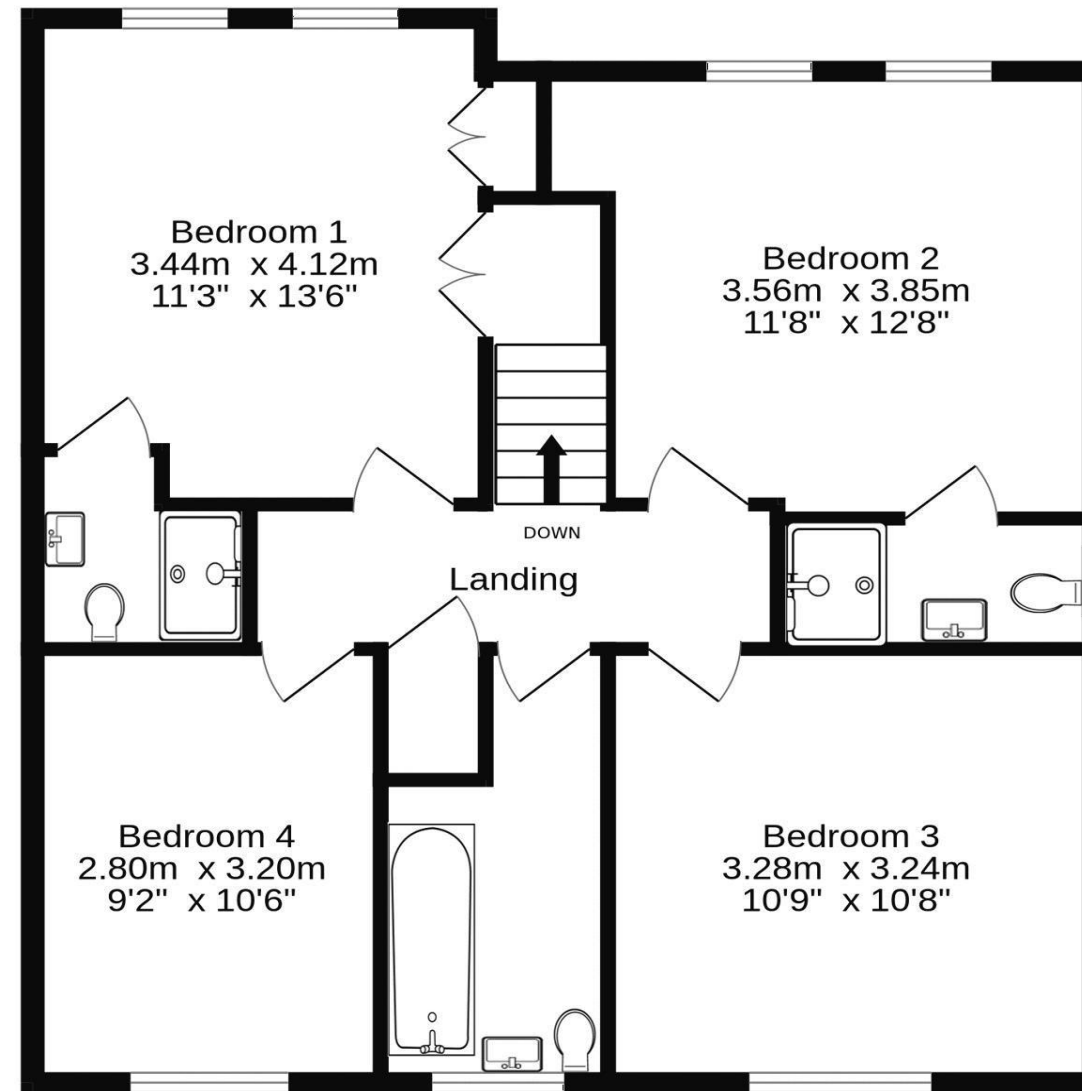




Ground Floor
100.4 sq.m. (1081 sq.ft.) approx.



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



Studio/Home Office - Bespoke studio/home office within the rear garden, which is Larch clad, with electric radiator and bi-fold doors to the garden. A diverse space that could be used for a variety of purposes.

Externally - To the front of the property is a double width tarmac driveway leading to the single integral garage with up and over door. To the rear, bi-fold doors from the garden room open out to a patio area, and steps lead up to the studio/home office and attractive landscaped garden.

Swordy Park is ideally located towards the southern edge of Alnwick, with easy access to the town centre on foot or via the town circular bus service, nearby Retail Park with Marks and Spencer, renowned Turnbolls Northumbrian Food Hall and Starbucks, and A1 for commuting throughout the region. The family home is within walking distance of the Duchess High School, and Willowburn Leisure Centre, Rugby, Cricket and Football grounds.

Services: Mains Electric, Gas, Water & Drainage | Gas Central Heating | Solar Panels | Tenure: Freehold | Council Tax: Band E | EPC: A | NHBC Warranty with 5 years Remaining

TOTAL FLOOR AREA : 172.2 sq.m. (1853 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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