



165 Allerburn Lea

Alnwick



SANDERSON
YOUNG





**165 Allerburn Lea
Alnwick, Northumberland, NE66 2SQ**

Well presented & extended, four bedroom detached house, with full width conservatory, attractive landscaped gardens, driveway & integral single garage.

A beautifully presented, four bedroom 'Silverdale' style family home, substantially extended at the rear, with a fabulous conservatory, creating a lovely versatile reception space.

The house is located in a lovely cul de sac towards the eastern edge of Allerburn Lea, with distant views to the surrounding fields & countryside, with very little passing traffic - the gardens have been landscaped for easy maintenance, with paved patio terraces, mature planting and screening to the boundaries.

Price Guide:

Guide Price £350,000

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The house has been much improved and remodelled by the current owner over the last 14 years, with French doors added between the sitting room and conservatory and in more recent years, there have been new front and rear doors fitted, redecorated throughout, with new ground floor carpets and new carpets to bedroom three, and newly refurbished ensuite shower room to the master bedroom, a new gas boiler fitted in 2015 (with a maintenance contract in place), new radiator in the kitchen, and new fire installed in the living room.

Ground floor - Vestibule | Reception hallway | Cloakroom/wc | Excellent open plan sitting room/dining room with French doors to the Conservatory | Impressive full width conservatory with Karndean flooring, fitted blinds to the windows and doors opening to the garden | Kitchen/breakfast room opened up from former kitchen & utility room | Door giving access to the single garage.

First floor - First floor landing with built in storage cupboard | Master bedroom with fitted wardrobes | Refurbished ensuite shower/wc | Guest double bedroom with sliding door fitted wardrobes | Two further bedrooms | Extended Family bathroom/wc.

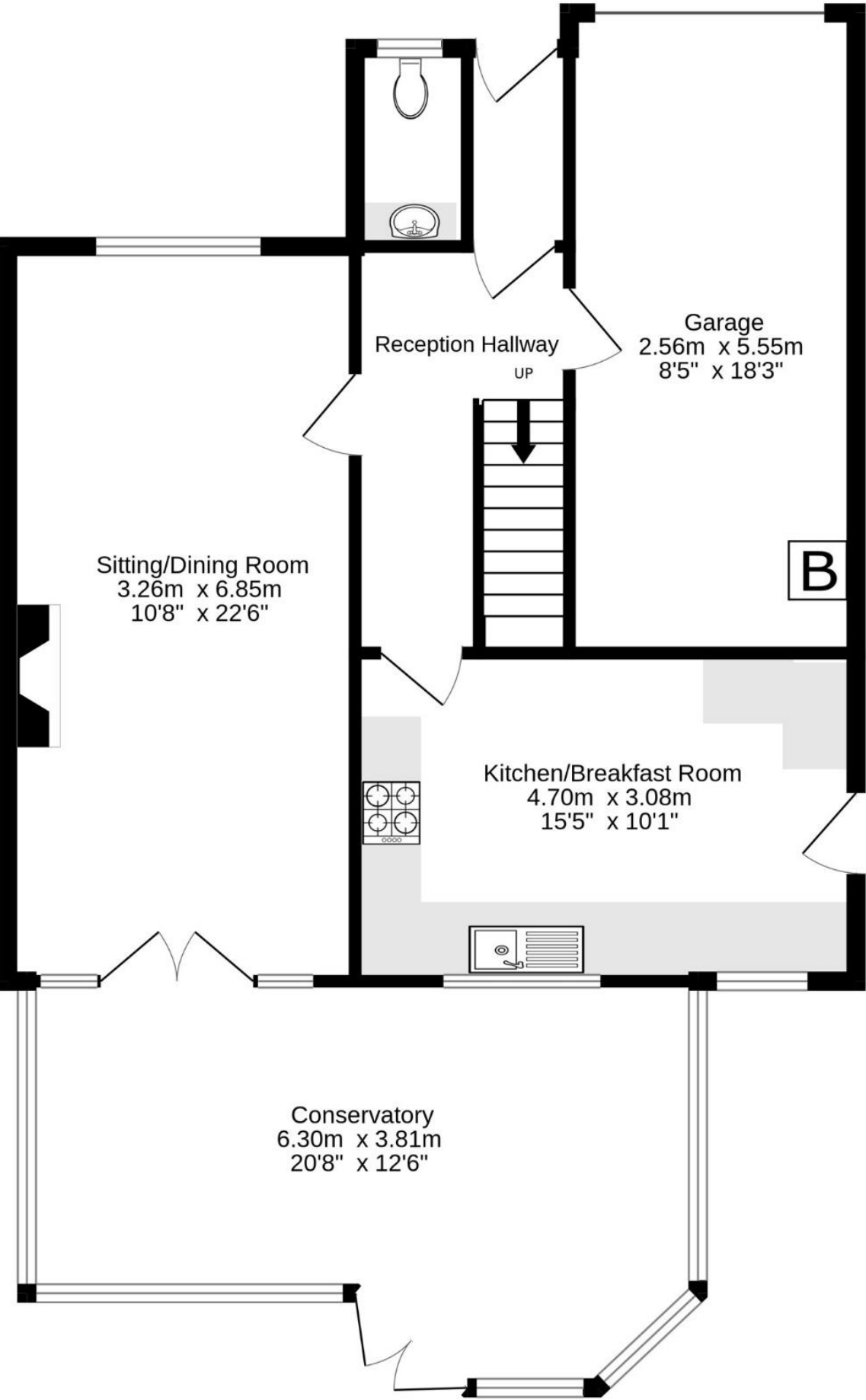


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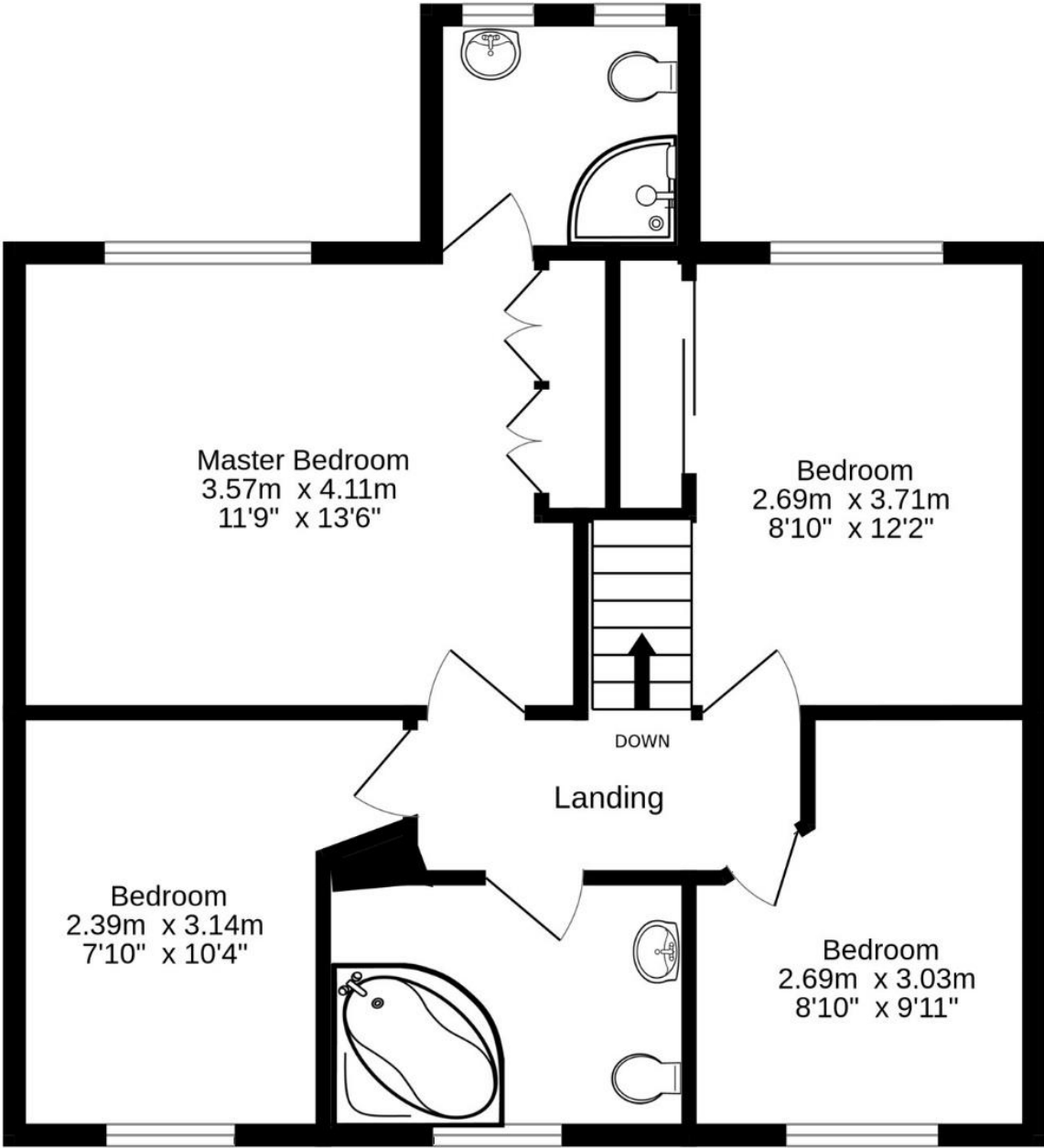




Ground Floor
84.3 sq.m. (908 sq.ft.) approx.



1st Floor
58.3 sq.m. (628 sq.ft.) approx.



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

TOTAL FLOOR AREA : 142.7 sq.m. (1536 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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