



2 Alnside Court

Lesbury



SANDERSON
YOUNG





2 Alnside Court
Lesbury, Alnwick, Northumberland, NE66
3PD

An impressive and extended four bedroom, stone built detached house in the centre of Lesbury village, with a lovely south facing rear garden, generous courtyard driveway area and double garage at the rear - an ideal location for easy access to the stunning village of Alnmouth, the market town of Alnwick, the mainline Railway Station and miles of beautiful beaches.

The double fronted stone house, constructed by Bellway around 20 years ago, is located in the heart of this popular coastal village, opposite the 'Coach Inn' village pub. The beautifully presented family home, has been extended with a lovely Orangery/garden room, attractive landscaped gardens to the front and rear, with a sunny south facing rear aspect and gate leading to the courtyard driveway, owned by the neighbouring property, with a right of access to the double garage at the rear.

The house has been refurbished by the current vendors to a high standard throughout, with a fabulous bespoke fitted kitchen/dining room (2020), lovely stone built Orangery added (2015) to the rear, and the two ensuites and family bathroom all refurbished with modern suites. The house benefits from gas central heating and timber double glazed windows.

Price Guide:

Guide Price £795,000

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Ground floor - Vestibule | Reception hallway with stairs to the first floor | Cloakroom/wc | Lovely sitting room with a living flame gas fire, decorative ceiling coving, and French doors to the Garden room | Excellent Garden room with an arch to the family kitchen/breakfast room - with a glass atrium roof and great privacy overlooking the garden | Versatile Study/family room - with potential as a 5th ground floor bedroom | Impressive open plan family kitchen/dining room with excellent natural light from the French doors and windows overlooking the garden, opening to the Orangery - the kitchen fitted with a range of cream cabinets with granite worktops, with a 'Rangemaster Prof Deluxe' range cooker with two ovens, warming/proving drawer and five ring induction hob Belfast style sink, and integrated dishwasher | Utility room with built in cabinets, plumbing for a washing machine, an AEG integrated fridge and freezer, and a boiler cupboard.

First floor - First floor landing with access, via a pull down ladder, to a part boarded loft with power and lighting | Generous master bedroom with ample room for freestanding bedroom furniture | Well appointed ensuite shower room/WC | Guest double bedroom with a built in wardrobe | Guest ensuite shower/wc | Double bedroom three with a built in wardrobe, and access to the family bathroom | Double bedroom four, currently used as a home office with a built in desk and storage | Family bathroom, also accessed from bedroom three, with a bath with mains shower over, and WC and basin in a vanity cabinet.

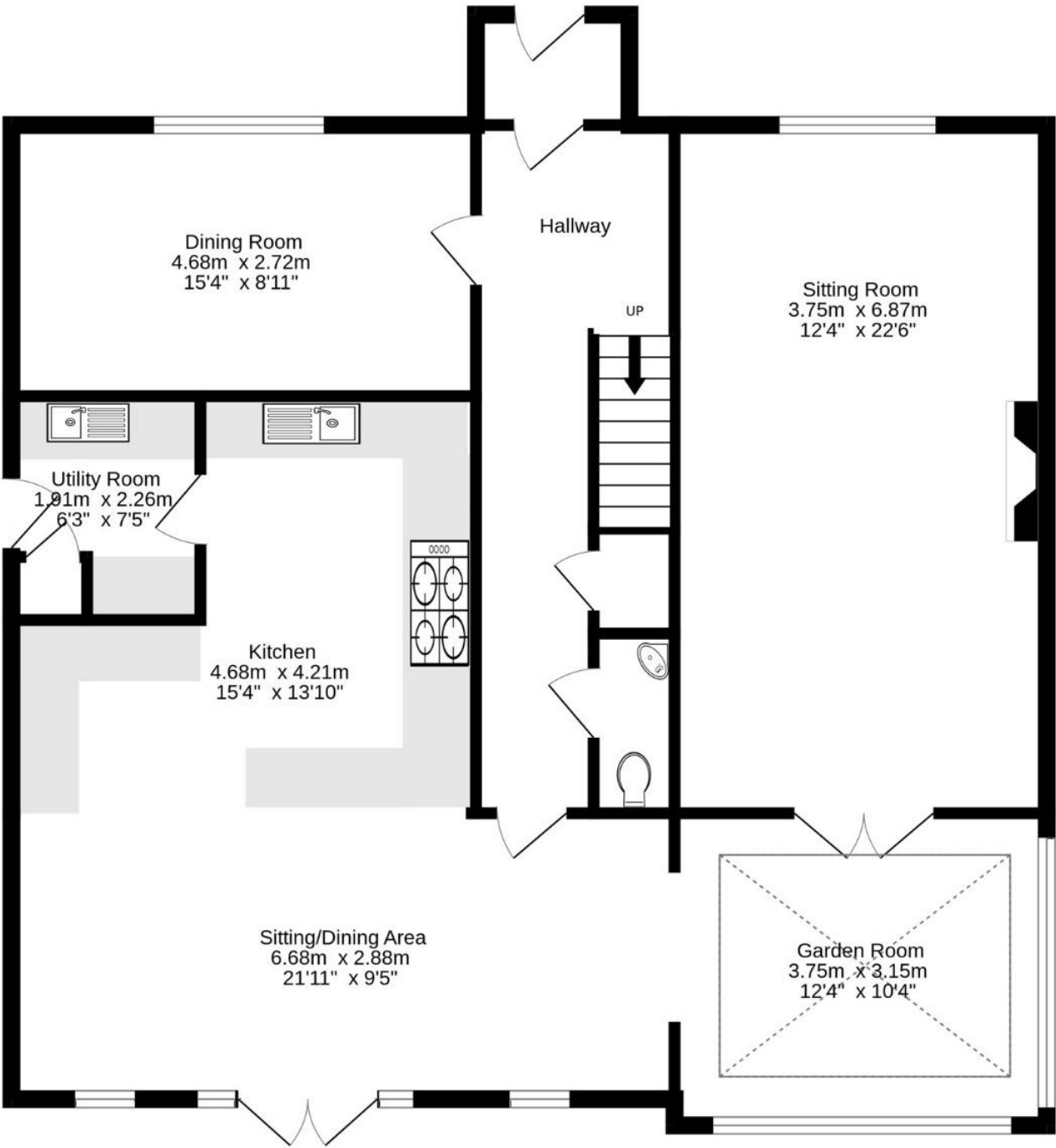


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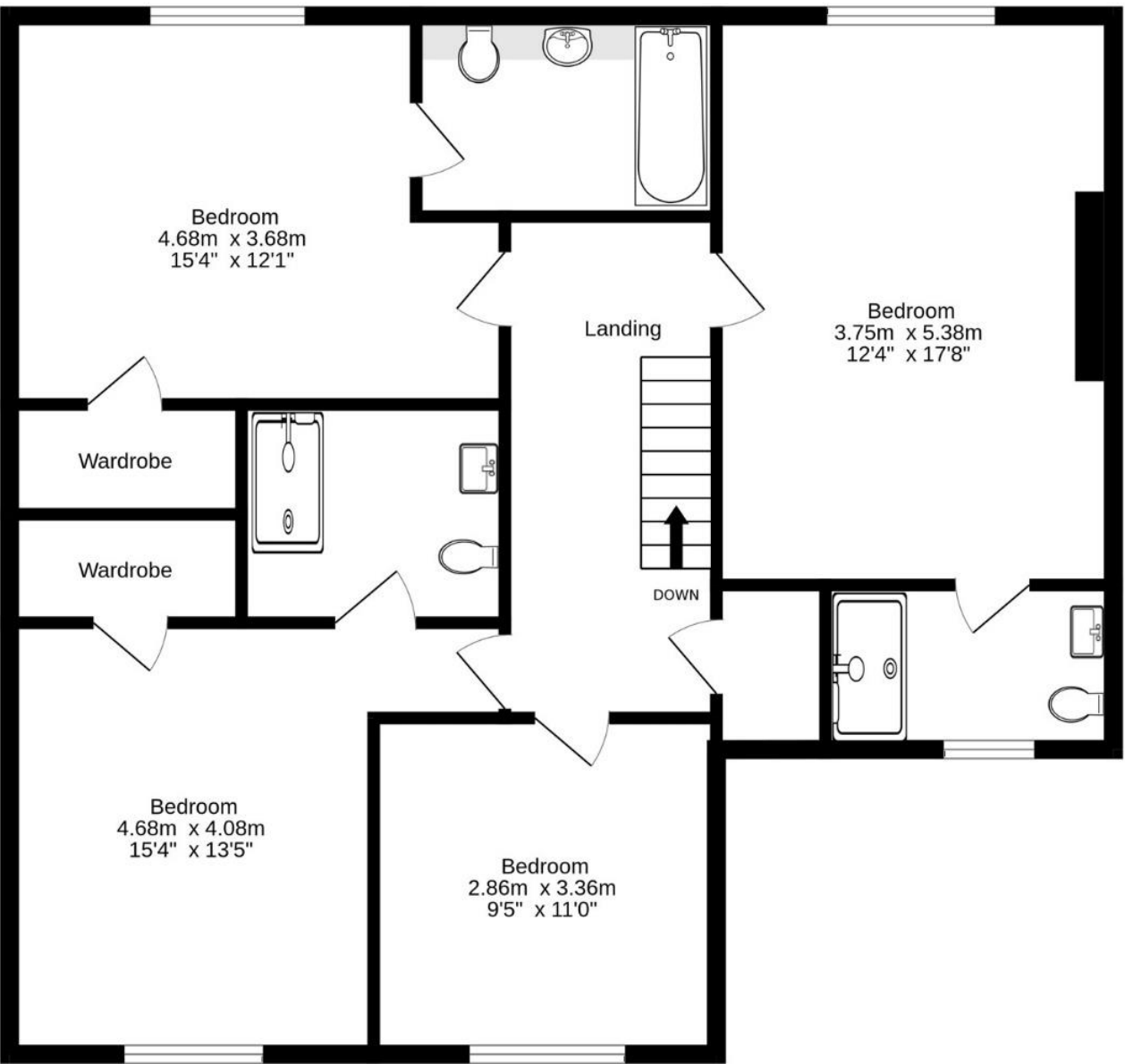




Ground Floor
104.8 sq.m. (1128 sq.ft.) approx.



1st Floor
91.2 sq.m. (982 sq.ft.) approx.



TOTAL FLOOR AREA : 196.0 sq.m. (2110 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 - To the front of the house, the garden has been landscaped garden with a stone wall to the front, and a side gate giving access to the rear garden | The south facing rear garden is lawned with mature trees and planting to the boundary - there is a generous paved stone terrace leading out from the house, with a pathway to the gate and driveway (driveway owned by 1 Alnside Court, with No. 2 having right of access over), outside tap and external electric sockets | Shared courtyard parking area, with two garages with electric and lighting, set into the block of four at the rear.

Lesbury village is located just inland from the popular village of Alnmouth, with its beautiful beaches and Estuary, and a wide range of cafes, bars & restaurants. Lesbury has local village amenities including a village shop, 'The Coach Inn' pub, historic Church, Village Hall, and Bowling Green. There is easy access to Alnmouth Mainline Railway Station, with direct regular services to Newcastle Central Station, London's Kings Cross and Edinburgh Waverley stations.

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

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