



42 Allerburn Lea

Alnwick



SANDERSON
YOUNG



42 Allernburn Lea
Alnwick, Northumberland, NE66 2NQ

An excellent three bedroom detached house, located in a quiet cul de sac in Allernburn Lea, with a Conservatory to the rear, double width driveway with parking for two cars, single integral garage, and tiered garden to the rear - NO UPWARD CHAIN

A superb three bedroom family home, located in the popular Allernburn Lea development, close to the Alnwick Garden, Alnwick Castle and town centre - the house has been lived in by the same family for over 15 years, and offers a great opportunity for those buyers looking for a modern detached home. The house has been well maintained throughout, benefitting from uPVC double glazing, and gas central heating.

Price Guide:

Guide Price £279,950

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Ground floor - Entrance hallway with a glazed door to the sitting/dining room and doors to the kitchen and integral garage | Ground floor WC | Large open plan sitting/dining room with windows over looking the rear garden, staircase to the first floor with under stairs storage, and sliding patio doors to the Conservatory | Generous Conservatory with a door to the rear garden, tiled floor and polycarbonate roof | Kitchen/breakfast room with a range of cabinets, gas hob, integrated oven, space for a fridge and plumbing for a washing machine.

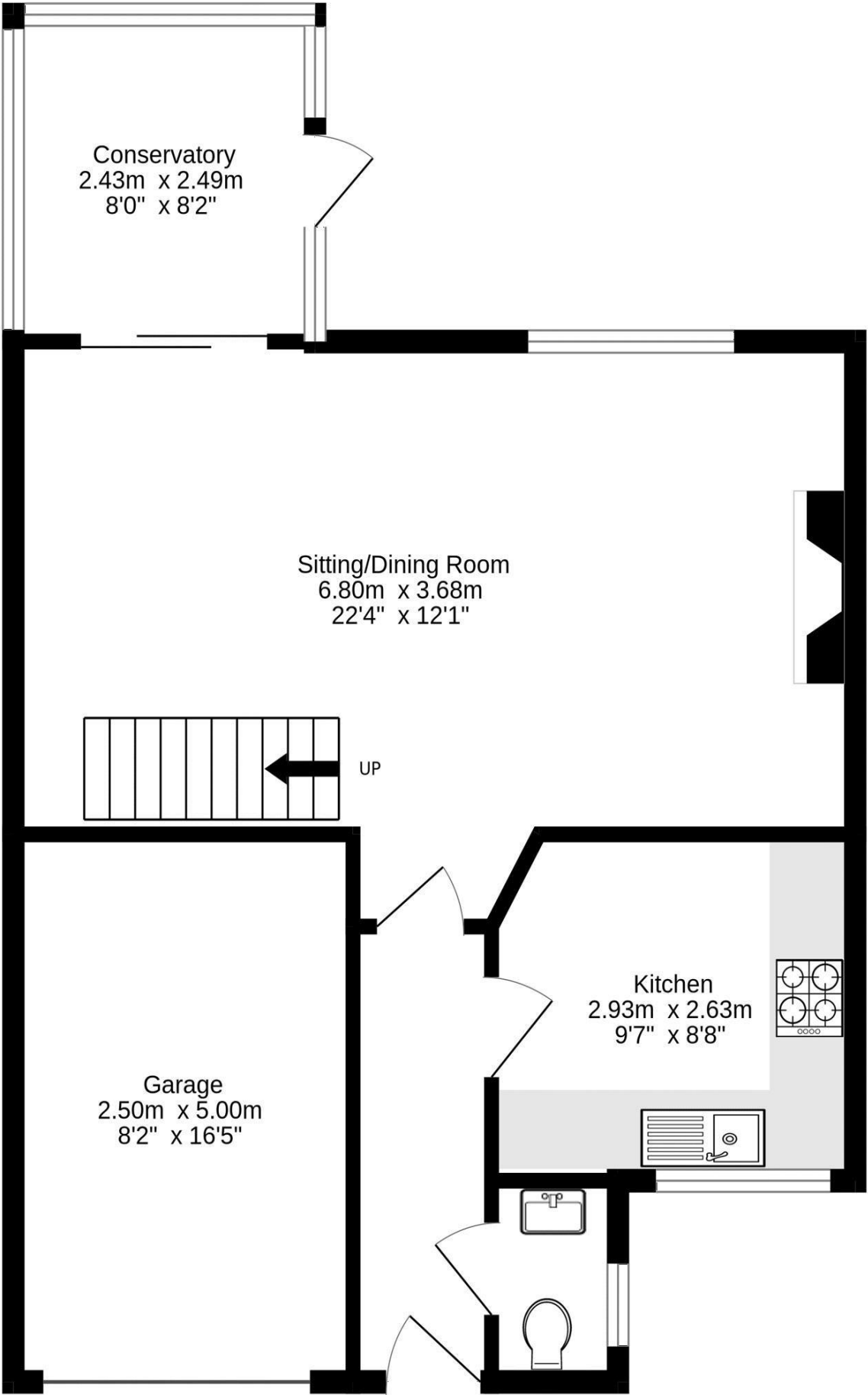
First floor - First floor landing with access to the loft and an airing cupboard with tank | Master bedroom with a window overlooking the rear garden, and space for free standing bedroom furniture | Ensuite shower/WC | Double bedroom two with elevated views to the front | Double bedroom three with a dormer style window to the front | Family bathroom - bath with a shower off the taps, WC and wash hand basin



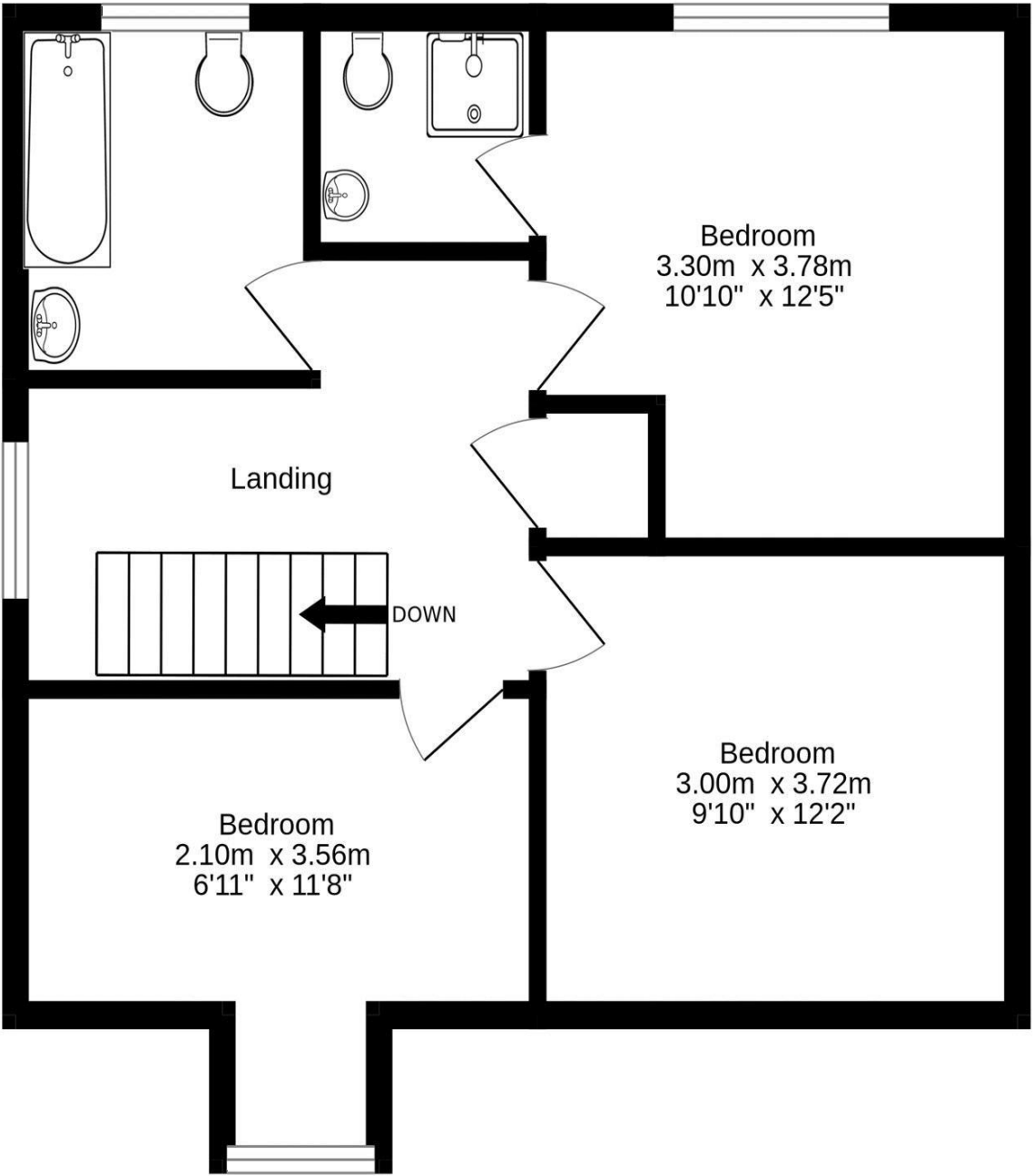
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Ground Floor
56.2 sq.m. (605 sq.ft.) approx.



1st Floor
44.3 sq.m. (477 sq.ft.) approx.



TOTAL FLOOR AREA : 100.5 sq.m. (1082 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, is a double width driveway for two cars | Single integral garage with an interconnecting door into the house | Additional parking bays within the cul de sac | Paved patio terrace and terraced garden over three levels, with timber sleepers, a stone wall to the top of the garden and timber fencing to the side.

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

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