



28 Tyelaw Meadows

Shilbottle, near Alnwick



SANDERSON
YOUNG





28 Tyelaw Meadows
Shilbottle, Alnwick, Northumberland,
NE66 2JJ

Excellent four bedroom, detached house with fabulous open aspect views to the rear over the surrounding countryside towards the coast - located towards the head of the cul de sac in this popular modern development in Shilbottle - block paved driveway, single integral garage and attractive landscaped gardens.

An immaculately presented, four bedroom family home, has been improved in recent years by the current owner with new flooring and carpet fitted throughout, new fitted blinds throughout, new oak internal doors, new gas central heating boiler being fitted (May 2025), part refurbishment of the kitchen with new worktops and integrated appliances, and also the landscaping of the rear garden.

Price Guide:

Offers Over £299,000

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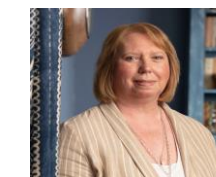




Ground floor - Entrance hallway | Cloakroom/wc | Sitting room with a bay window to the front | Fabulous open plan kitchen/ dining room with a versatile living/family room with French doors to the rear garden | Modern kitchen fitted with a range of cabinets with integrated appliances and views to the fields | Superb family room/snug opening to the rear terrace and garden | Utility room with access to the single garage.

First floor - First floor landing with a storage cupboard and access to a boarded loft ,with pull down wooden ladder | Master bedroom with built in wardrobes | En suite shower room/WC | Two further double bedrooms, one with built in wardrobes | Bedroom four, currently used as a home office/study | Family bathroom/WC

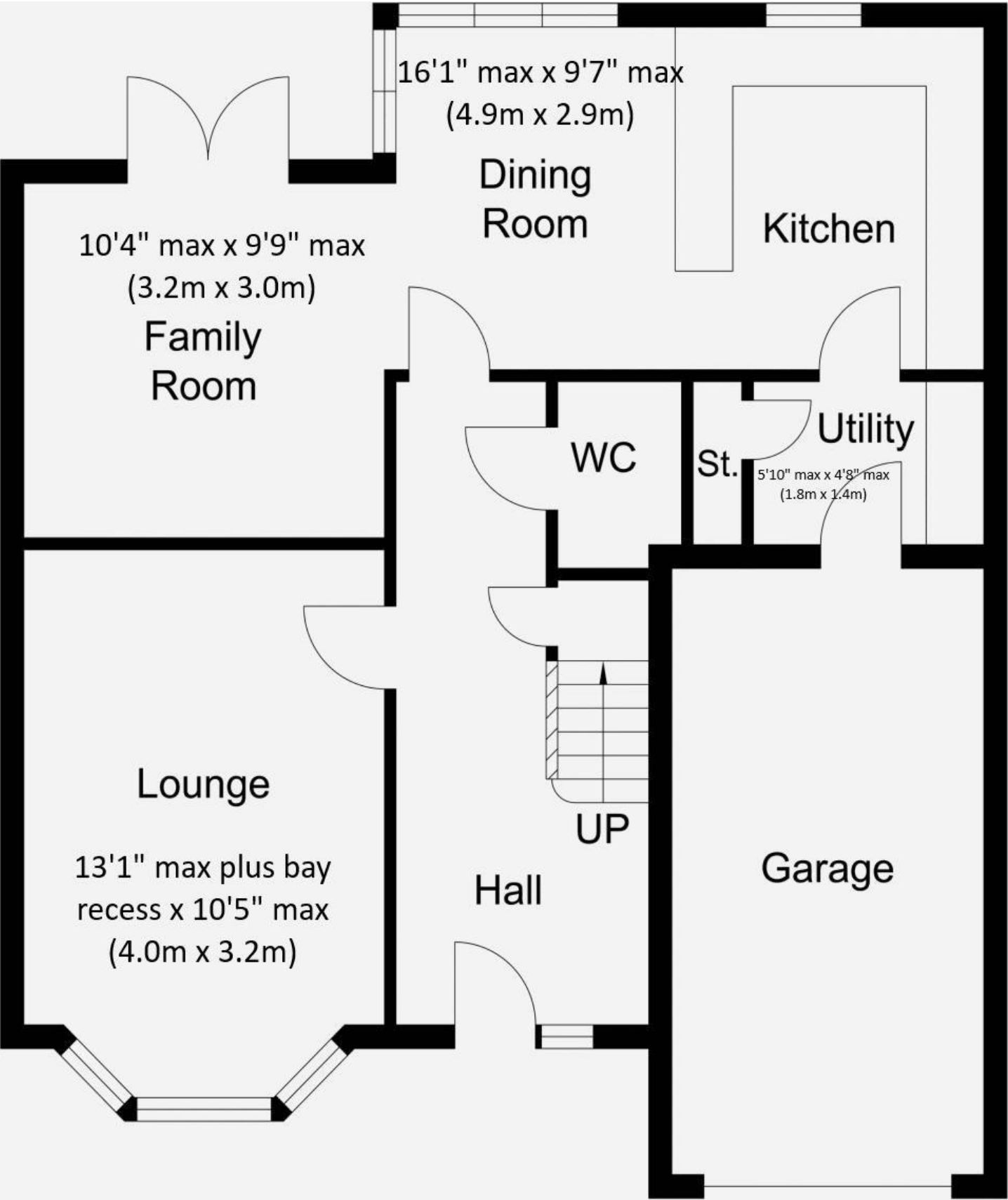
Externally - Block paved driveway with parking for one car | Single integral garage with a door giving access to the utility room | Lawned front garden with secure side gate to the rear garden | Lovely rear garden with open aspect views - lawned with stone paved terrace seating areas, planted borders, a timber Summerhouse and fence and hedging to the boundary.



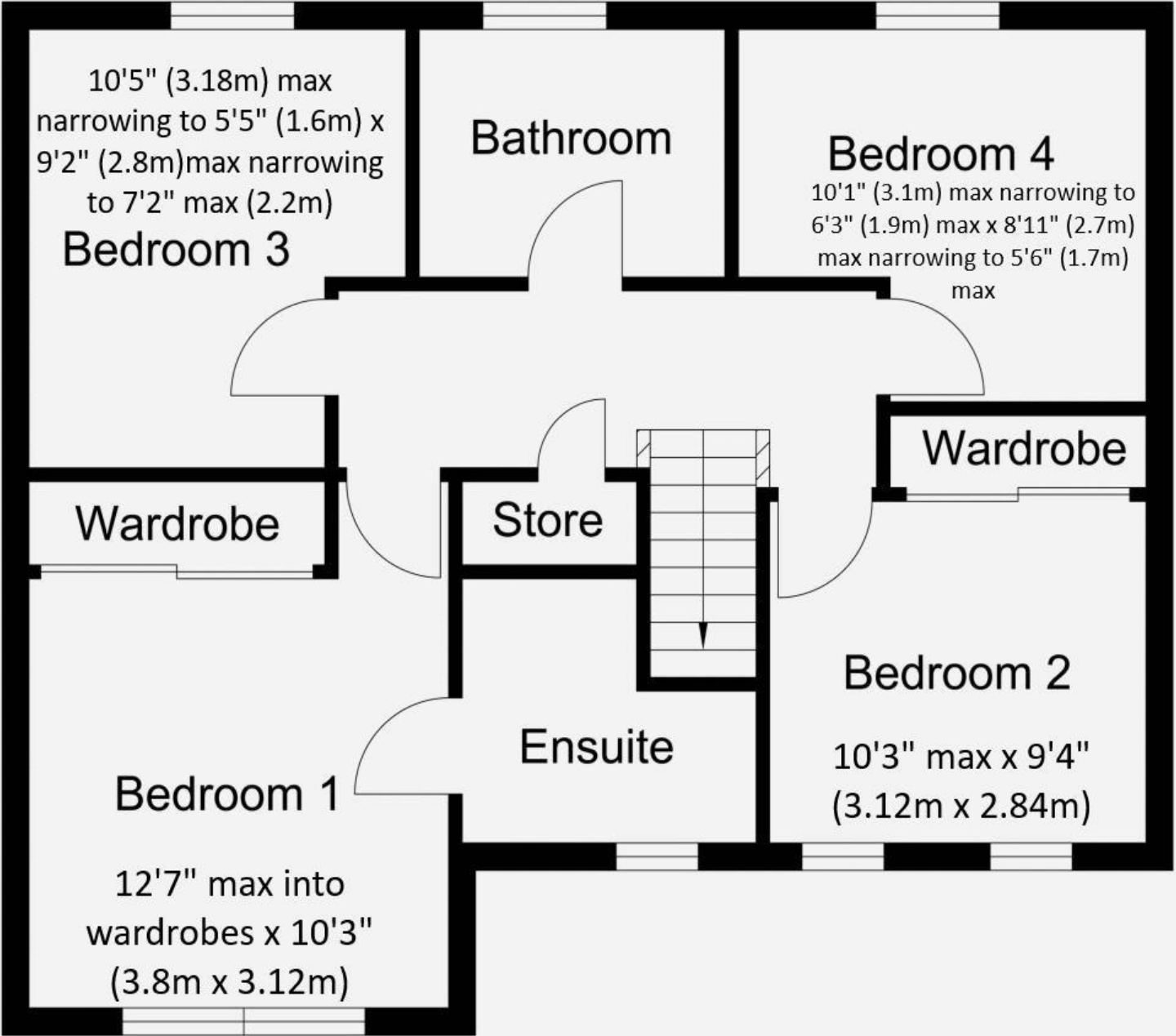
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Ground Floor



First Floor

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Whilst every attempt has been made to ensure the accuracy of the floor plan 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.

Version 1



Shilbottle village is located approx. 3.7 miles from Alnwick and 4.3 miles from Alnmouth and the coast, and offers a range of local amenities including the 'Village Farm' Spa & Health club, local shop/mini supermarket, public house, historic Church, and village First School. There is excellent access to the A1 for commuting north to Berwick, and south to Morpeth and Newcastle upon Tyne, with Alnmouth main line railway station located close by, for regular direct services to Edinburgh Waverley, Newcastle and London Kings Cross.

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

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