



48 Royal Oak Gardens

Alnwick



SANDERSON
YOUNG



48 Royal Oak Gardens
Alnwick, Northumberland, NE66
2DA

A well maintained, three bedroom detached house, occupying a lovely mature garden site in Royal Oak Gardens, with a generous south facing rear garden, driveway for two cars and a single integral garage - NO UPWARD CHAIN

The excellent detached house, built in the 1980's, has been a much loved family home for around 30 years and has been well maintained throughout with a lovely Garden room extension added to the rear overlooking the garden - there is some updating and modernisation required internally, mainly to the family bathroom.

Price Guide:
Offers Over £365,000

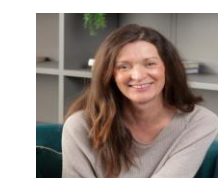
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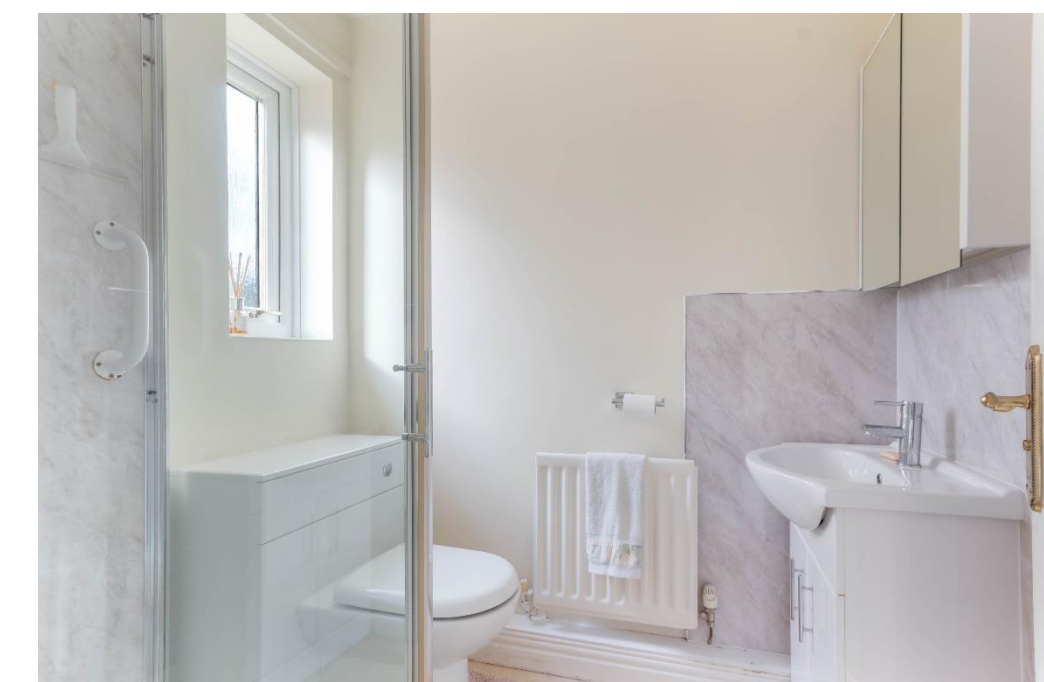


Ground floor - Entrance vestibule | Ground floor WC | Hallway with a staircase to the first floor, with under stairs storage | Sitting room positioned to the front of the house with an electric fire | Dining room/second reception with sliding patio doors to the Garden room | Excellent Garden room with French doors to the terrace and garden | Family Kitchen/breakfast room fitted with a range of cabinets with a stainless steel sink, space for a cooker, plumbing for a washing machine and dishwasher and space for a tumble dryer and fridge freezer - a door leads from the kitchen to the integral garage.

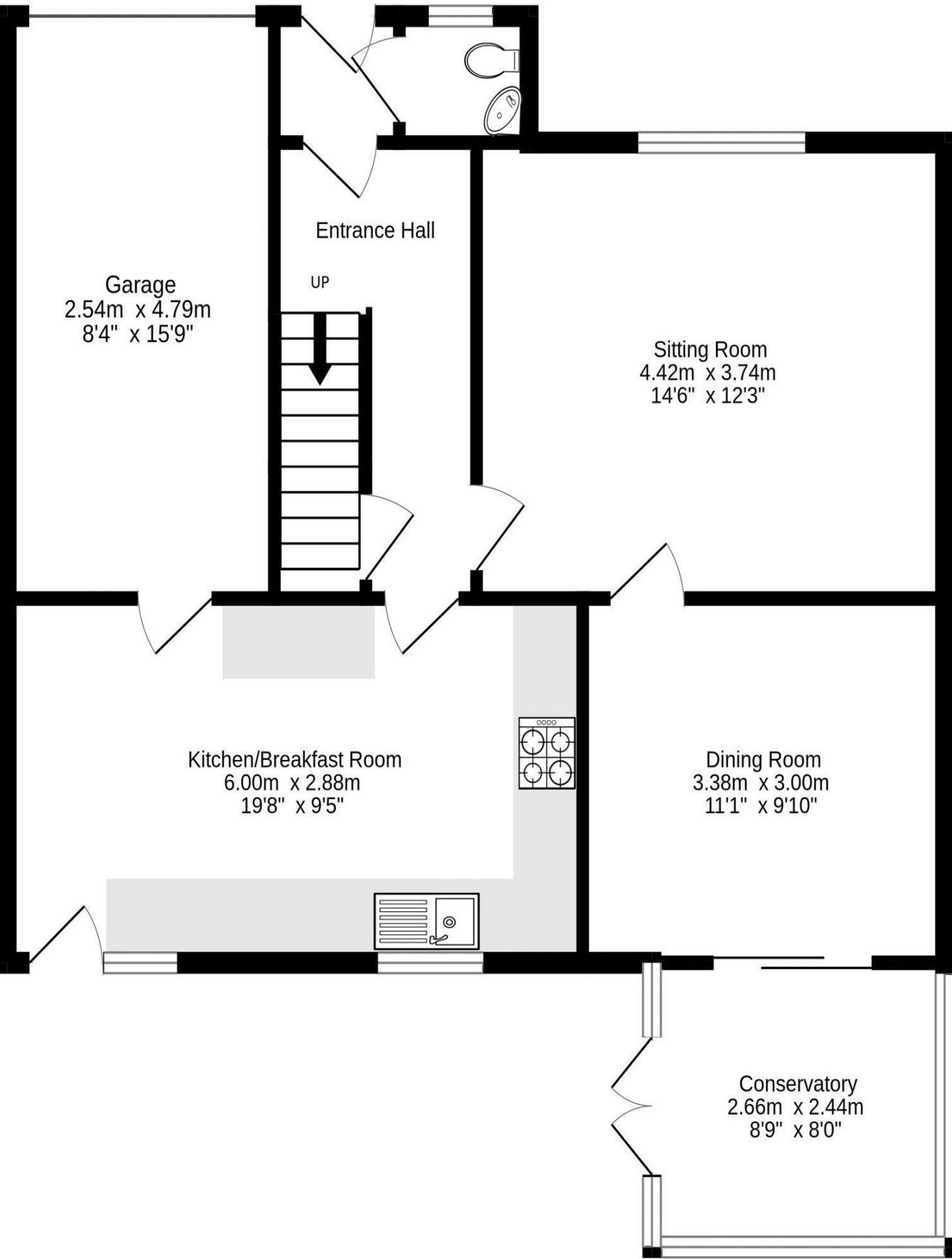
First floor - First floor landing, with a pull down loft ladder giving access to a boarded loft | Bedroom one has a window overlooking the rear garden, with a range of fitted wardrobes | Ensuite with an electric shower, WC and wash hand basin | Double bedroom two, positioned to the front of the house, with fitted wardrobes | Single bedroom three, used as a study, has a built in cabin bed and a window to the front | Bathroom with a coloured suite comprising; bath, WC and wash hand basin.



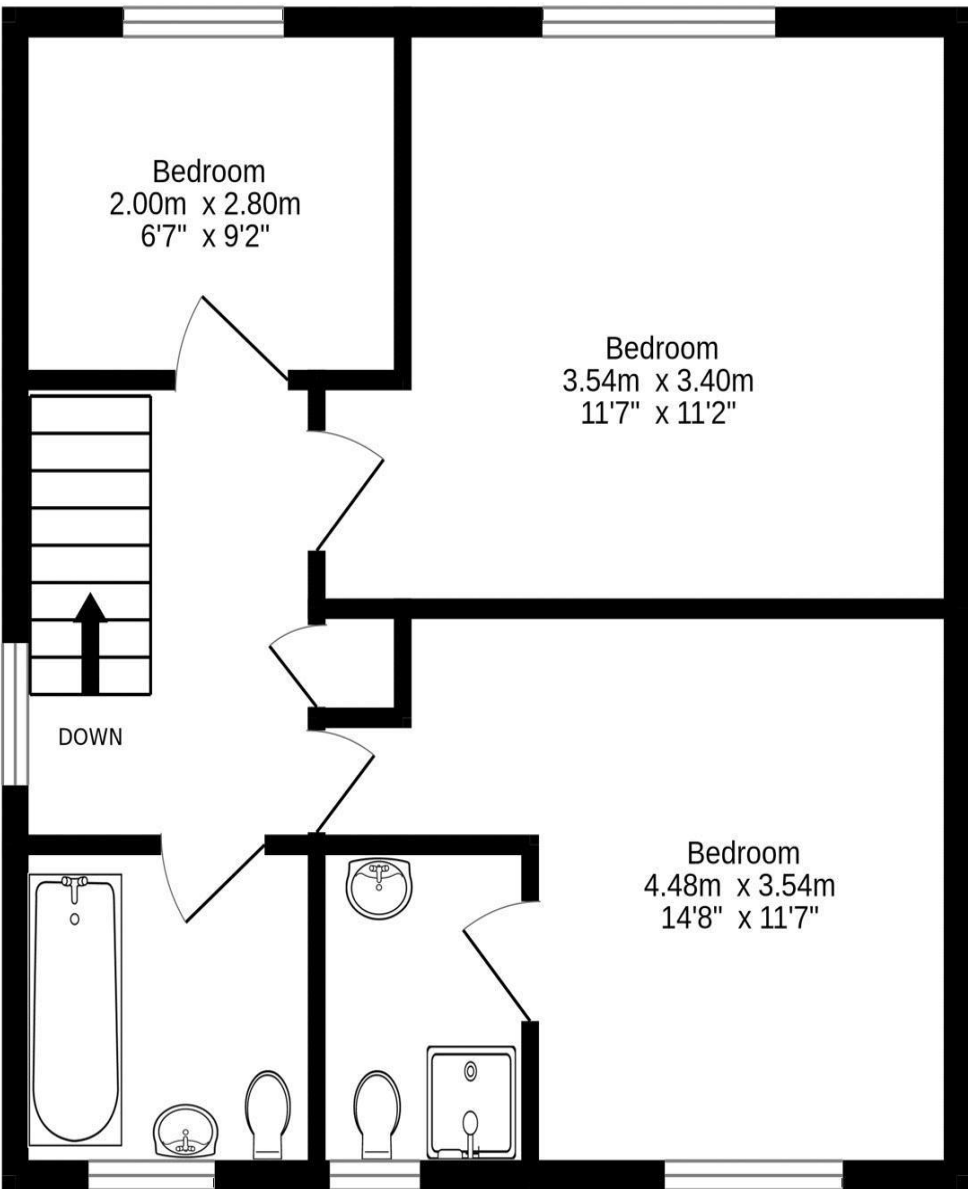
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Ground Floor
71.8 sq.m. (772 sq.ft.) approx.



1st Floor
43.0 sq.m. (462 sq.ft.) approx.



Externally - To the front of the house is a driveway for two cars | Single integral garage with electric roller door with power and lighting | A gate to the side of the house gives access to the rear garden | Lovely south facing rear garden, with a paved terraced seating area, planted borders and a timber fence to the boundary.

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

TOTAL FLOOR AREA : 114.7 sq.m. (1235 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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