



9 Draper Close

Swordy Park



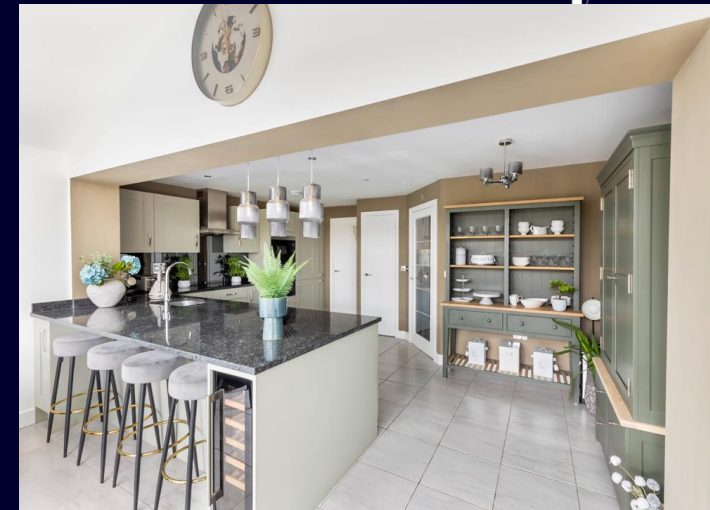
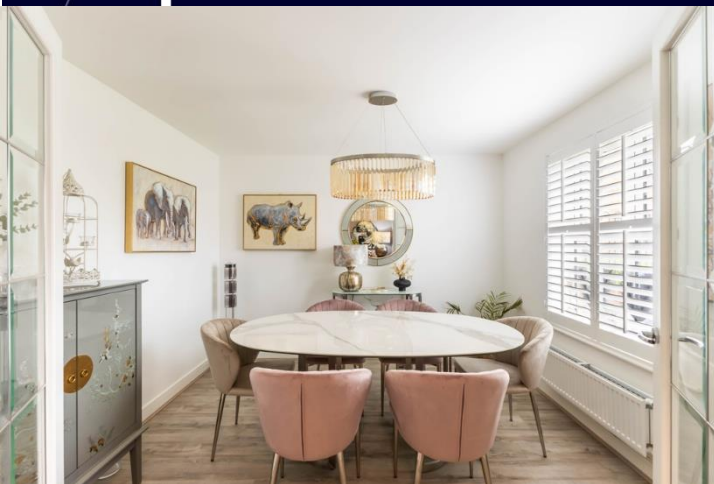
9 Draper Close, Swordy Park, Alnwick, NE66 1DF

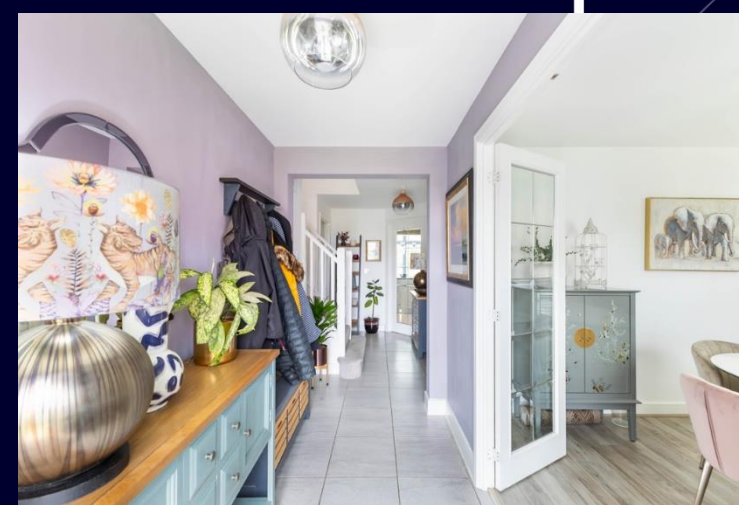
An immaculately presented and substantially extended, five bedroom detached house, occupying a beautiful corner plot with a lovely South West facing rear garden with stunning open aspect views over the surrounding fields and countryside - attractive landscaped gardens, driveway parking for 4 cars and an integral double garage.

The 'Lavenham' style detached family home, built by Taylor Wimpey in 2023, has been extended by the current owners with the creation of a fabulous open plan Garden room leading from the kitchen/breakfast room onto an impressive Porcelain tiled terrace seating area, with a steel and timber Pergola.

The property has had further upgrades and improvements that include; 14 Solar panels, with Battery storage, upgraded kitchen with granite worktops, integrated wine cooler, pyrolytic oven and induction hob. 'Hammonds' wardrobes fitted to the master bedroom, Symphony fitted wardrobes added to guest bedroom two, additional tiling to the bathrooms, utility room and garden room. Rainfall shower heads added to master bedroom ensuite and guest bedroom two, chrome light switches and trims fitted throughout, and plantation shutters to the dining room and master bedroom.

Ground floor - Reception hallway | Cloakroom/WC | Dining room with a window to the front elevation with plantation shutters | Excellent large sitting room with French doors opening to the porcelain tiled patio terrace and garden | Impressive open plan Kitchen/Breakfast room and Garden room overlooking the garden to open fields - the Garden room has excellent natural light from the full height Gable end picture windows, two roof lights and patio doors along with a great feeling of space from the high vaulted ceiling, stylish contemporary kitchen fitted with a range of cabinets with granite worktops, a large breakfast bar with stools and a superb freestanding Cotswold Company kitchen dresser (available by separate negotiation) - the kitchen has an AEG Pyrolytic oven, microwave and Fridge/freezer, along with a dishwasher and wine cooler (all integrated) | The utility room is fitted with extra cabinets, half height tiling and an integrated washing machine, with space for a tumble dryer





First floor - First floor landing with a cupboard housing the water tank, and access to the loft | Fabulous master bedroom with 'Hammonds' fitted wardrobes, and two windows to the front with plantation shutters | Well appointed ensuite with a walk in shower with rainfall head, wash hand basin and WC | Guest double bedroom to the front with two windows and fitted 'Symphony' wardrobes to one wall | Guest ensuite with a walk in shower, rainfall shower head, wash hand basin and WC | Three further bedrooms, two doubles and one single to the rear, all overlooking the garden to the open fields | Family bathroom with a bath, wash hand basin and WC - and a wall mounted full width mirror - All upstairs bathrooms have upgraded tiling, and all have half height tiling with chrome trims throughout the house.

Externally - The property has a lovely South West facing rear garden, with an original Stone wall to the boundary and open aspect rural views - there is a superb Porcelain tiled Terrace and seating area, leading from the Sitting room and Garden room, with a large steel & timber Pergola - ideal for outside dining and entertaining | Generous lawned garden with mature planted borders, raised vegetable beds, a large 'Keter' shed and gate to the side | External lighting to the new Garden room eaves | Double garage with power, lighting and Battery storage unit.

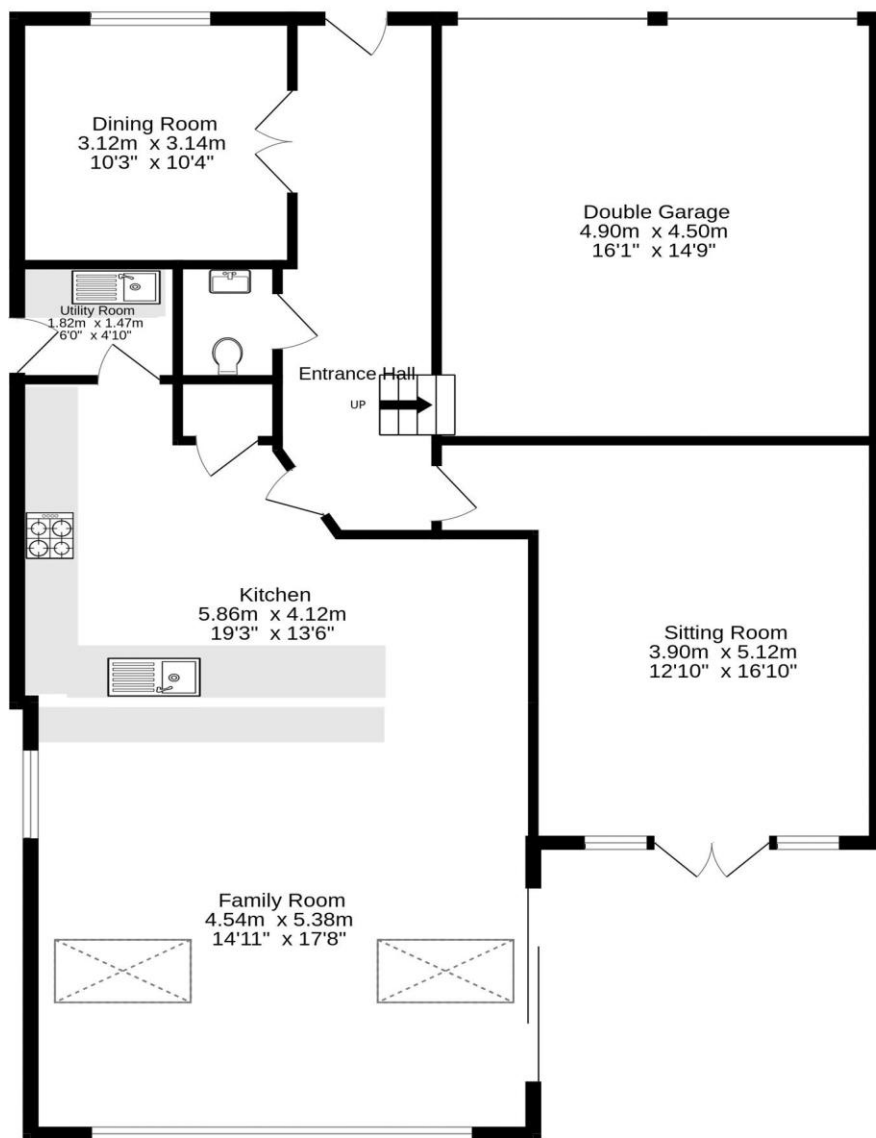
Swordy Park is ideally located towards the southern edge of Alnwick, with easy access to the town centre on foot or via the town circular bus service, nearby Retail Park with the fabulous 'Turnbolls Northumbrian Food Hall', M&S, NEXT, B&M and Starbucks. The A1 trunk road is close by for commuting throughout the region. The family home is within walking distance of the Duchess High School, and Willowburn Leisure Centre, Rugby, Cricket and Football grounds.

Services: Mains electric, gas, water and drainage | Tenure: Freehold | Council Tax: Band E | Energy Performance Certificate: Rating B

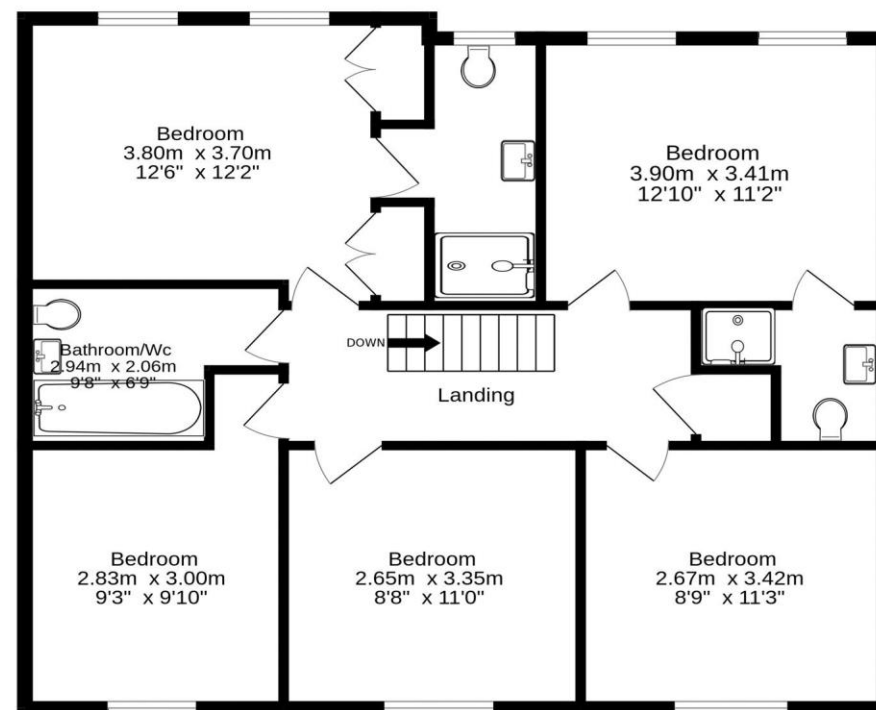
Price Guide: Guide Price £575,000



Ground Floor
123.4 sq.m. (1329 sq.ft.) approx.

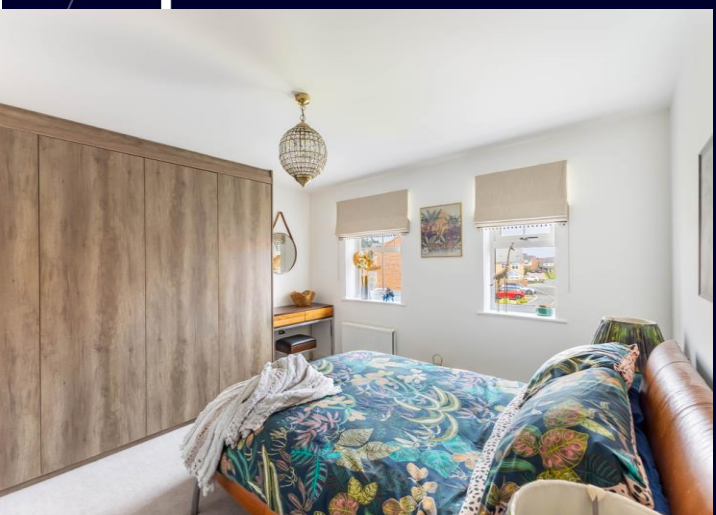
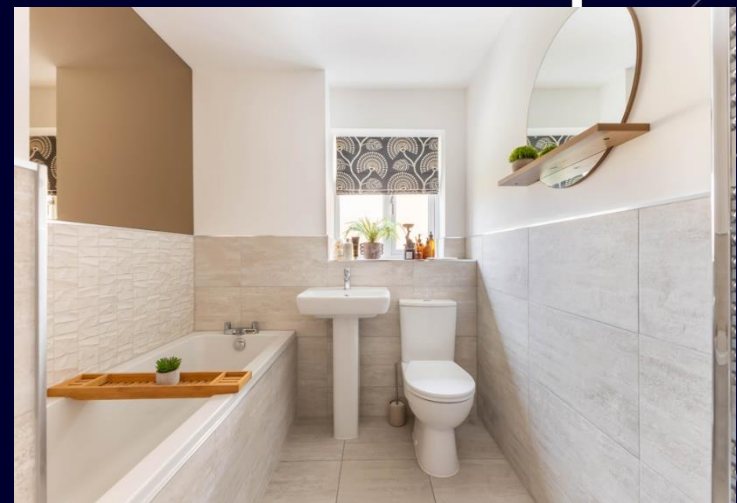


1st Floor
84.5 sq.m. (910 sq.ft.) approx.



TOTAL FLOOR AREA : 208.0 sq.m. (2238 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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