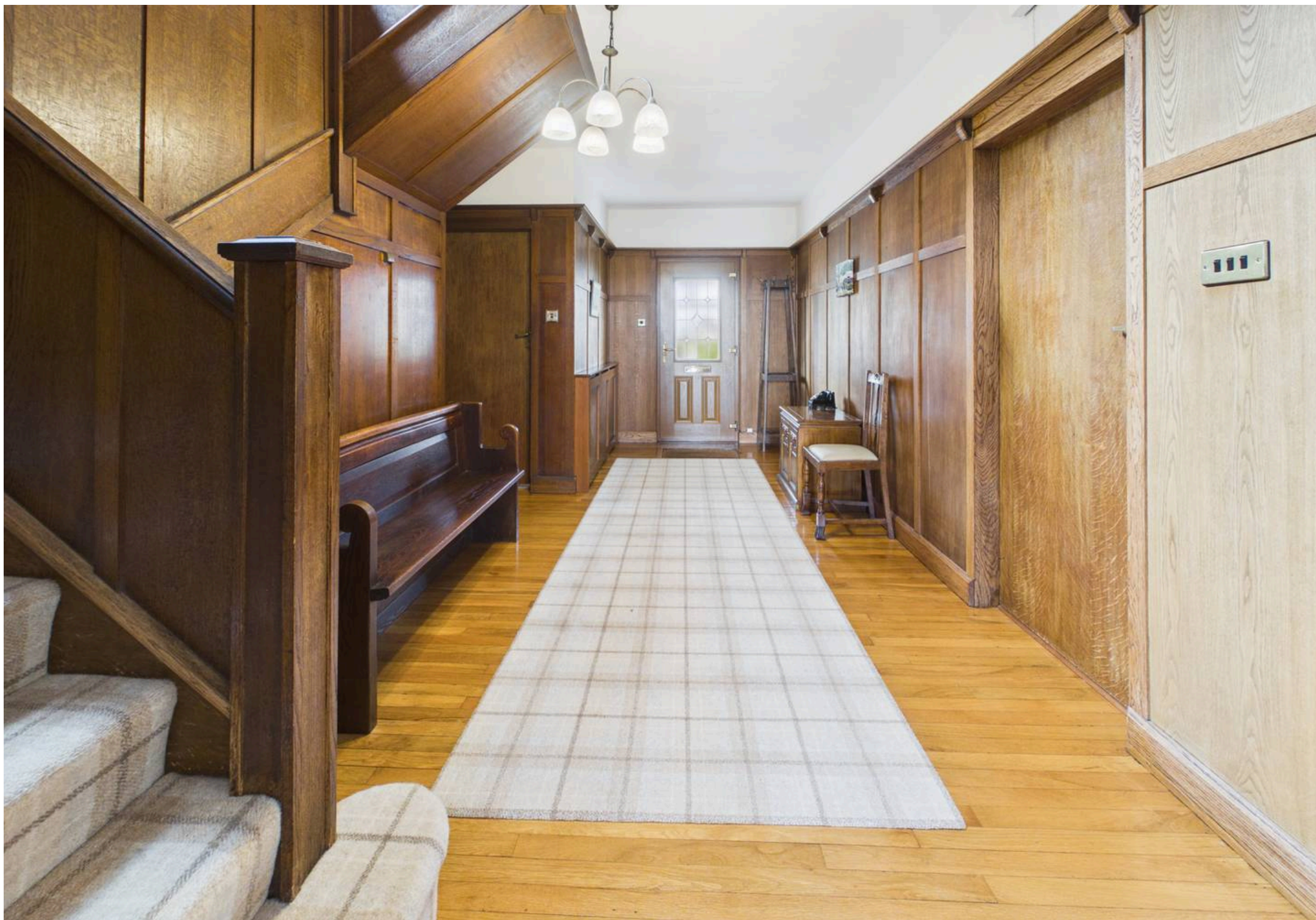




Northumberland
Properties

24 West Acres, Alnwick
£575,000





West Acres

Alnwick

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

- Substantial four-bedroom detached family home
- Convenient position within easy reach of Alnwick town centre
- Far-reaching countryside views
- Generous, beautifully established tiered rear gardens
- Two spacious reception rooms with feature fireplaces and bay windows
- Well-proportioned kitchen with informal dining area and garden access
- Private driveway parking and integral garage
- Peaceful garden setting combining countryside scenery with town convenience











Approximate total area⁽¹⁾

1262 ft²

117.2 m²

Reduced headroom

3 ft²

0.3 m²

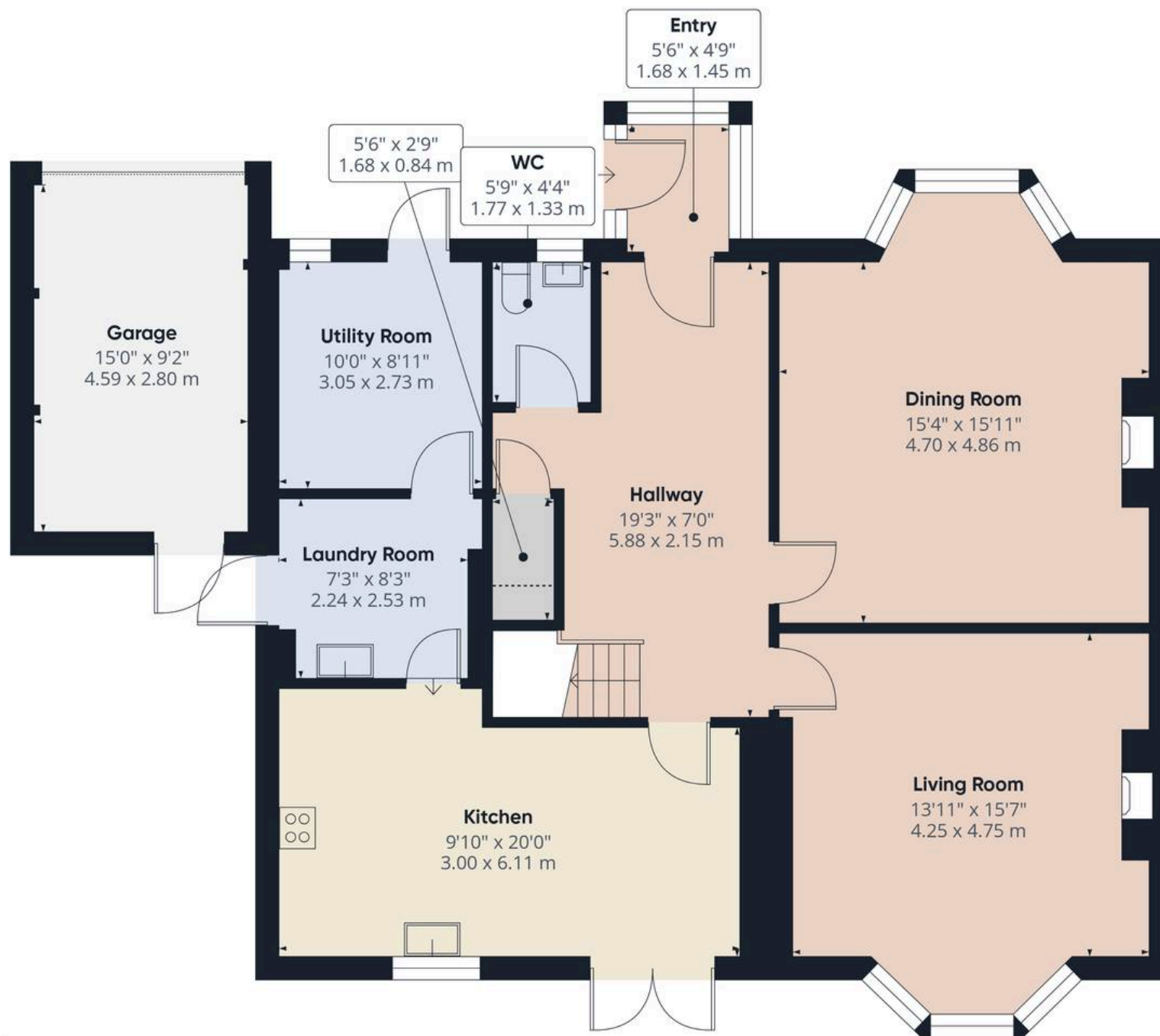
(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

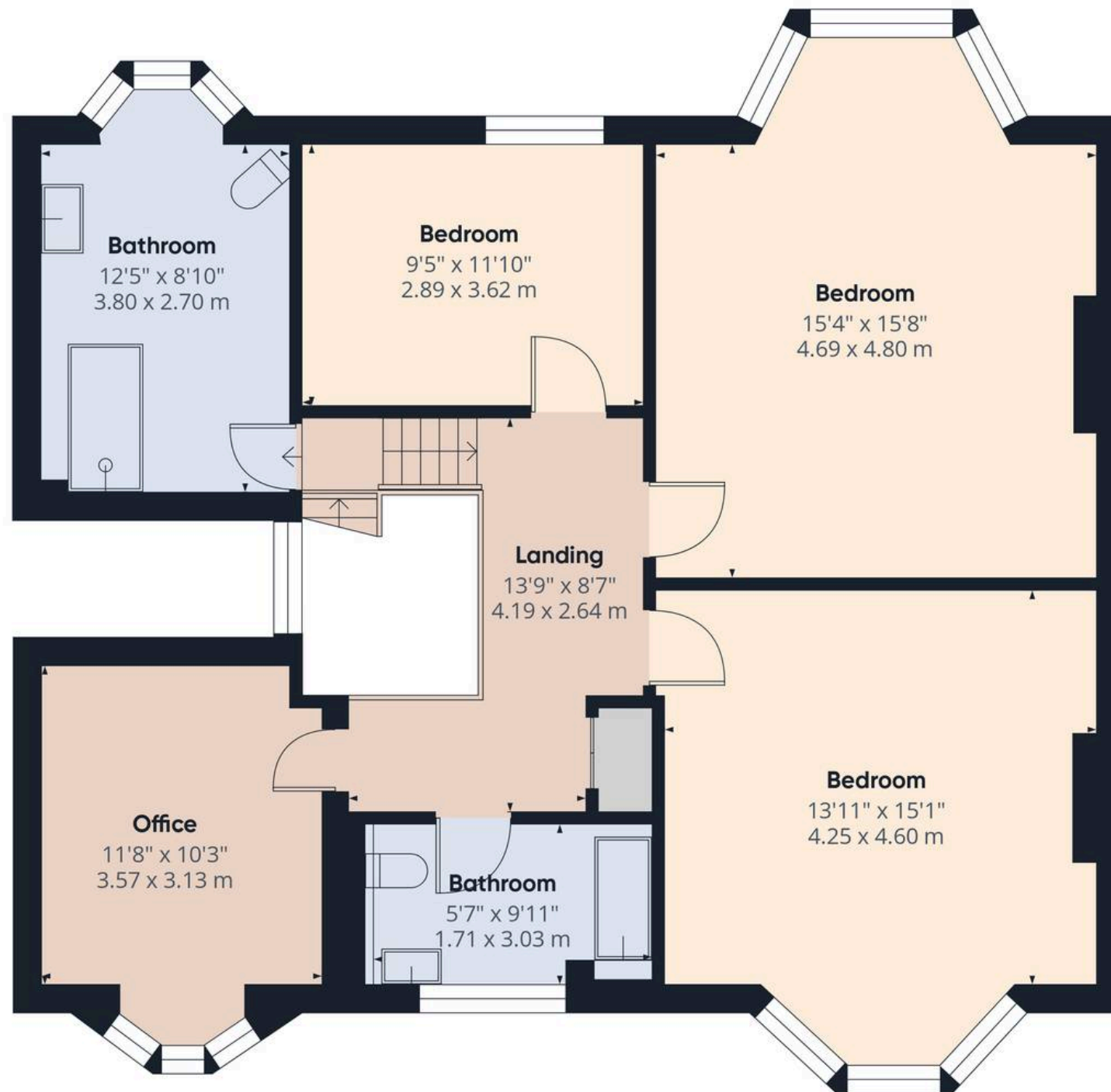
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



First Floor





Floor 1

Approximate total area⁽¹⁾

1030 ft²

95.8 m²

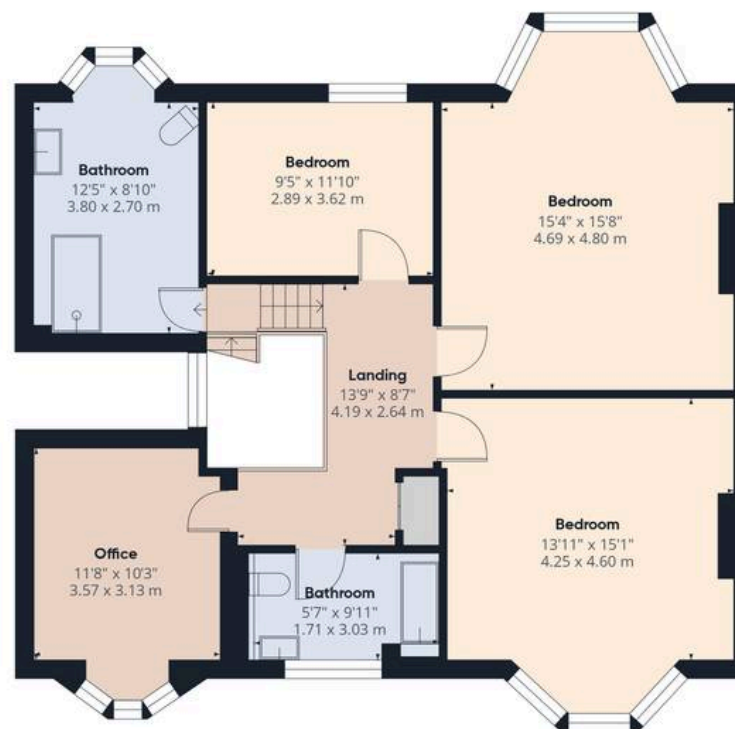
(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



First Floor



Floor 1

Approximate total area⁽¹⁾

2292 ft²

213 m²

Reduced headroom

3 ft²

0.3 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360







Enjoying an enviable position within easy reach of Alnwick town centre, this substantial four-bedroom detached home offers an exceptional combination of space, convenience and far-reaching countryside views. With generous living accommodation, beautifully established gardens and a peaceful outlook across the surrounding landscape, this is a home that offers the best of both worlds: the everyday practicality of town living alongside the tranquillity and scenery more often associated with a rural setting.

Approached via a private driveway providing off-street parking and access to the integral garage, the property has an attractive, established frontage. Stepping inside, a welcoming entrance hallway immediately introduces the generous proportions of the accommodation, with an attractive timber staircase and traditional detailing adding character to the home.

The location is a significant part of what makes this property so desirable. Alnwick is one of Northumberland's most established and attractive market towns, offering a wonderful mix of independent shops, restaurants, cafés, schools and everyday amenities, alongside its historic architecture and cultural attractions. The town is also well positioned for access to the wider Northumberland countryside, the spectacular coastline and the A1, providing connections north and south. The property is also just minutes from Alnmouth railway station, offering convenient rail links along the East Coast Main Line.

Utilities:

Electric – National Grid

Water – Direct mains water

Sewerage – Standard UK domestic



Northumberland Properties

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