



Allerburn Lea | Alnwick | NE66 2NQ

£325,000

Located in the highly sought-after Allerburn Lea development, close to Alnwick town centre and The Alnwick Garden, this beautifully upgraded detached home offers superb contemporary living. Featuring a stylish open-plan layout with a quality refitted kitchen incorporating quartz worktops and integrated Bosch appliances, spacious living and dining areas, conservatory, three generous double bedrooms including a principal suite with dressing area and en-suite, and luxurious refitted shower rooms. Outside, a mature south-facing landscaped garden provides a private haven for relaxation and entertaining, while a double driveway offers ample off-street parking.

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DETACHED HOUSE

DOWNSTAIRS W.C

GARAGE

CLOSE TO ALNWICK TOWN CENTRE

CONSERVATORY

WALK-IN SHOWER

SOUTH FACING REAR GARDEN

DOUBLE DRIVEWAY

For any more information regarding the property please contact us today

Situated within the ever-popular Allerburn Lea development, conveniently positioned close to Alnwick town centre and the renowned Alnwick Garden, this beautifully presented detached family home offers stylish, contemporary living with the benefit of recently upgraded kitchen and bathroom facilities throughout.

The property has been thoughtfully improved by the current owner and provides an impressive open-plan layout, perfectly suited to modern family life. At the heart of the home is a superb fitted kitchen featuring quality cabinetry, quartz work surfaces and a range of integrated Bosch appliances, including an induction hob, electric oven and fridge-freezer. The kitchen flows seamlessly into the dining area and is fitted with Karndean flooring. This space continues through to the living room, creating a bright and sociable living space further enhanced by a conservatory overlooking the garden.

The utility room offers additional storage cupboards together with space for a washing machine and either a dishwasher or tumble dryer, whilst a ground-floor cloakroom/W.C. provides added convenience.

On the first floor, all three bedrooms are generous doubles. The impressive principal bedroom benefits from a dedicated dressing area with fitted wardrobes and dressing table, together with a stylish en-suite shower room. The refitted en-suite is fully tiled and features a shower enclosure with mains-fed shower. The family shower room has also been upgraded to a high standard, comprising a walk-in shower enclosure with mains shower, contemporary tiling, sensor-controlled mirror and ladder-style heated towel radiator.

Externally, the property enjoys a delightful south-facing rear garden which has been attractively landscaped to create a private and mature outdoor retreat. Beautifully stocked flower beds, an ornamental pond and a variety of seating areas provide the perfect setting for relaxation and entertaining. A side access gate leads to the front of the property, whilst cold-water taps are conveniently located at both the front and rear. To the front, a double-width driveway provides ample off-street parking, with a dropped kerb extending across the full width of the driveway for ease of access.

T: 01665 510044

Branch alnwick@rmsestateagents.co.uk

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LIVING ROOM

15' 6" x 10' 8" (4.72m x 3.25m)

DINING KITCHEN

17' 11" x 10' 2" (5.46m x 3.10m)

UTILITY

7' 1" x 5' 2" (2.16m x 1.57m)

CONSERVATORY

9' 6" x 9' 4" (2.89m x 2.84m)

BEDROOM ONE

11' 6" x 12' 5" (3.50m x 3.78m)

DRESSING ROOM

5' 9" x 5' 10" (1.75m x 1.78m)

BEDROOM TWO

9' 5" x 10' 8" (2.87m x 3.25m)

BEDROOM THREE

13' 7" x 9' 0" (4.14m x 2.74m)

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains

Broadband: FTTP

Mobile Signal Coverage Blackspot: No known issues

Parking: Garage and Driveway

MINING

The North East region is famous for its rich mining heritage and therefore it will be beneficial to conduct a mining search. Confirmation should be sought from a conveyancer as to its effect on the property, if any.

AGENTS NOTE

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

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TENURE

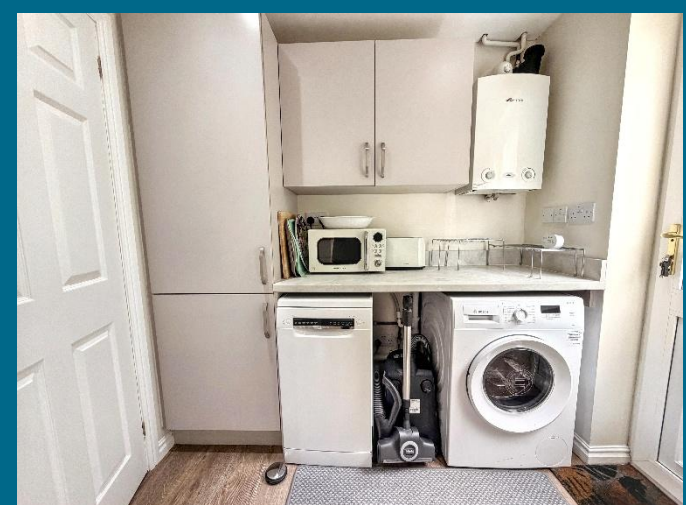
Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

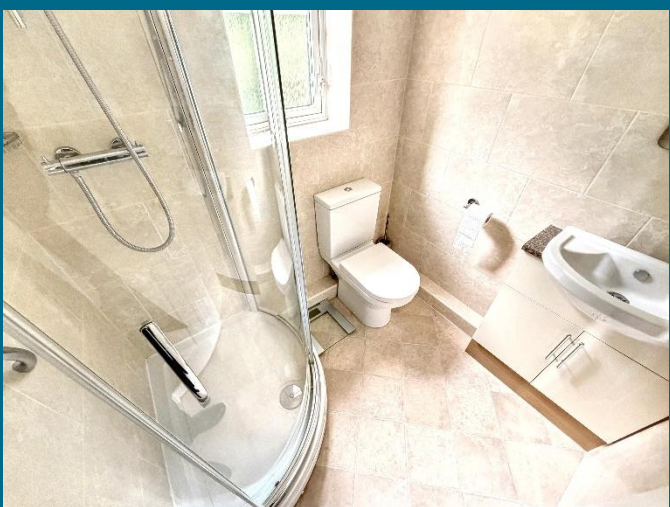
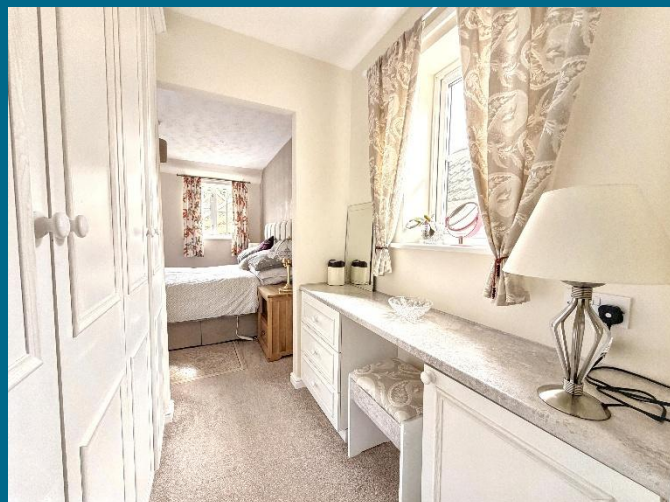
COUNCIL TAX BAND: D

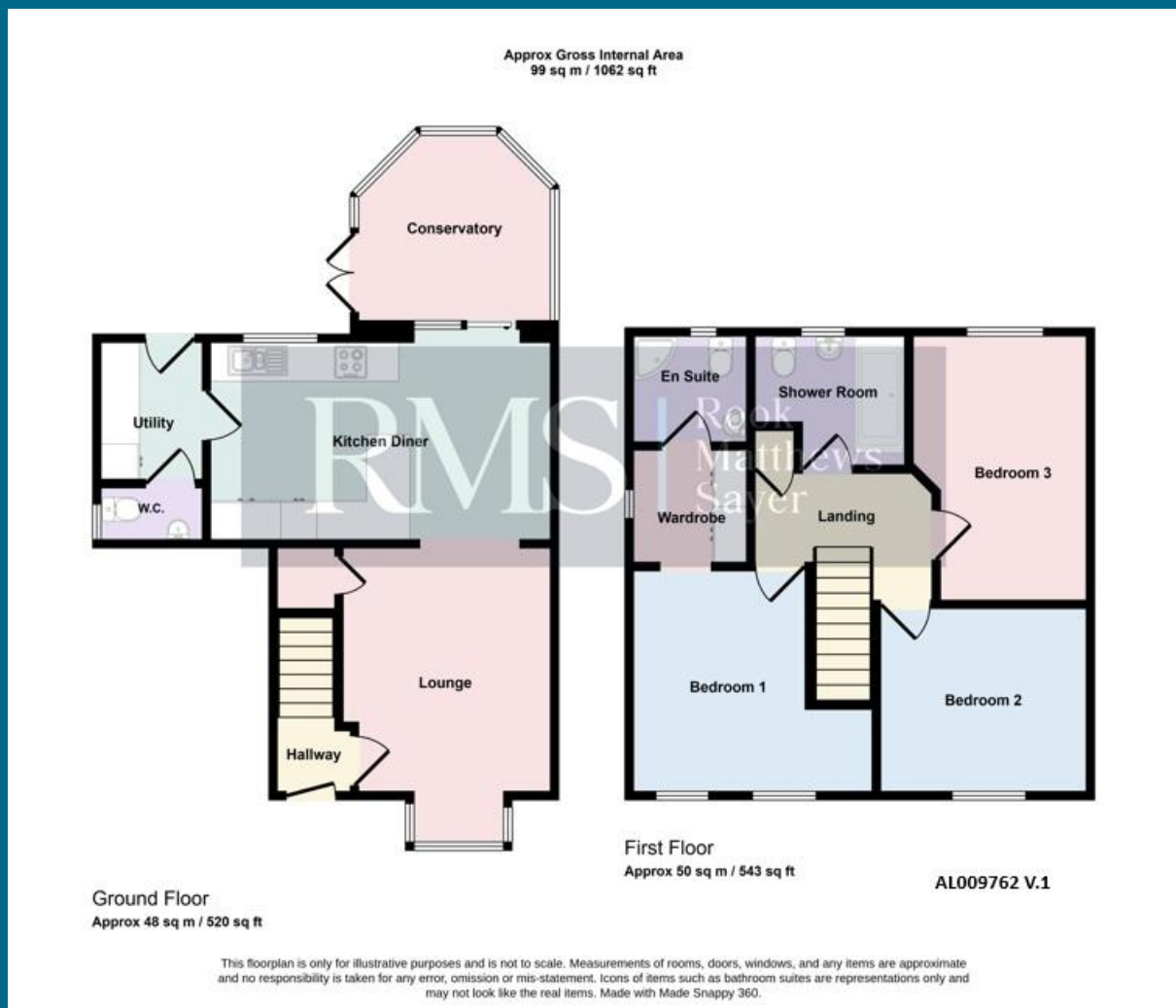
EPC RATING: C

AL009762.DM.VG.26/08/2026.V.2

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		







Money Laundering Regulations – intending purchasers will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We will also use some of your personal data to carry out electronic identity verification. This is not a credit check and will not affect your credit score.

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