



61 Chapel Lands

Alnwick



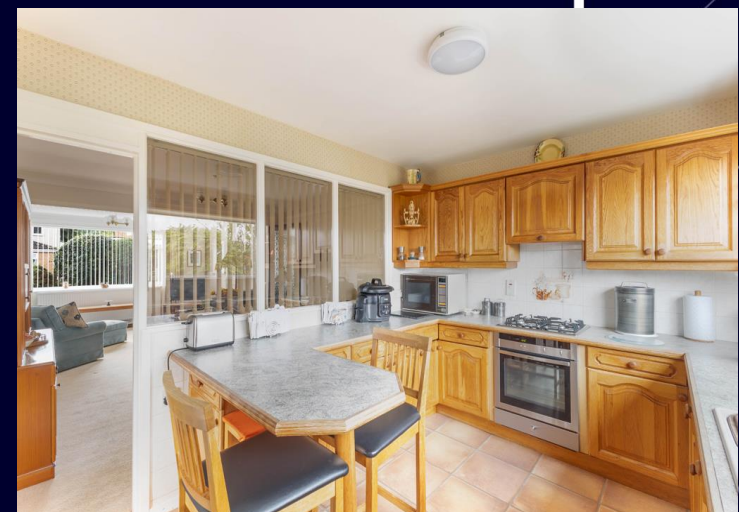
61 Chapel Lands, Alnwick, Northumberland, NE66 1ER

A well maintained and presented, four bedroom detached house on Chapel Lands, with a superb wide garden plot, double width driveway, additional gated hard stand area and single integral garage - built in the 1970's and one of only four detached houses on the estate, the house has been a much loved family home for 40 years so offers a rare opportunity in this popular residential location.

The excellent detached house, built we believe for the Architect of Chapel Lands, has only had four other owners and is rare to the market, with a larger than normal rear and side garden, beautifully landscaped and maintained. The property has a lovely Conservatory overlooking the garden, a new gas fire fitted (18 months old), radiators fitted with thermostat controls, and a radiator added to the airing cupboard - the house benefits from uPVC double glazed windows and gas central heating.

Ground floor - Entrance porch with a uPVC sliding door | Entrance hallway with a staircase leading to the first floor and under stairs storage | Generous sitting room open to the dining room, with a large window overlooking the front garden, and a recently fitted new gas fire | The dining area, open to the sitting room, can be closed off with folding doors should a division be required | A well presented kitchen/breakfast room, overlooking the rear garden, fitted with a range of cabinets, with integrated appliances and a breakfast bar | Excellent Conservatory with lovely views over the gardens | Utility room with a ground floor WC - access to the integral single garage.





First floor - First floor landing, with a built in cupboard and access to the loft | Large double bedroom one is located at the rear with a range of fitted wardrobes to one wall and a window overlooking the garden | Ensuite shower room/WC | Bedrooms two and three are further double bedrooms with both with built in wardrobes | Single bedroom four /study | Family bathroom with a bath, wash hand basin and WC.

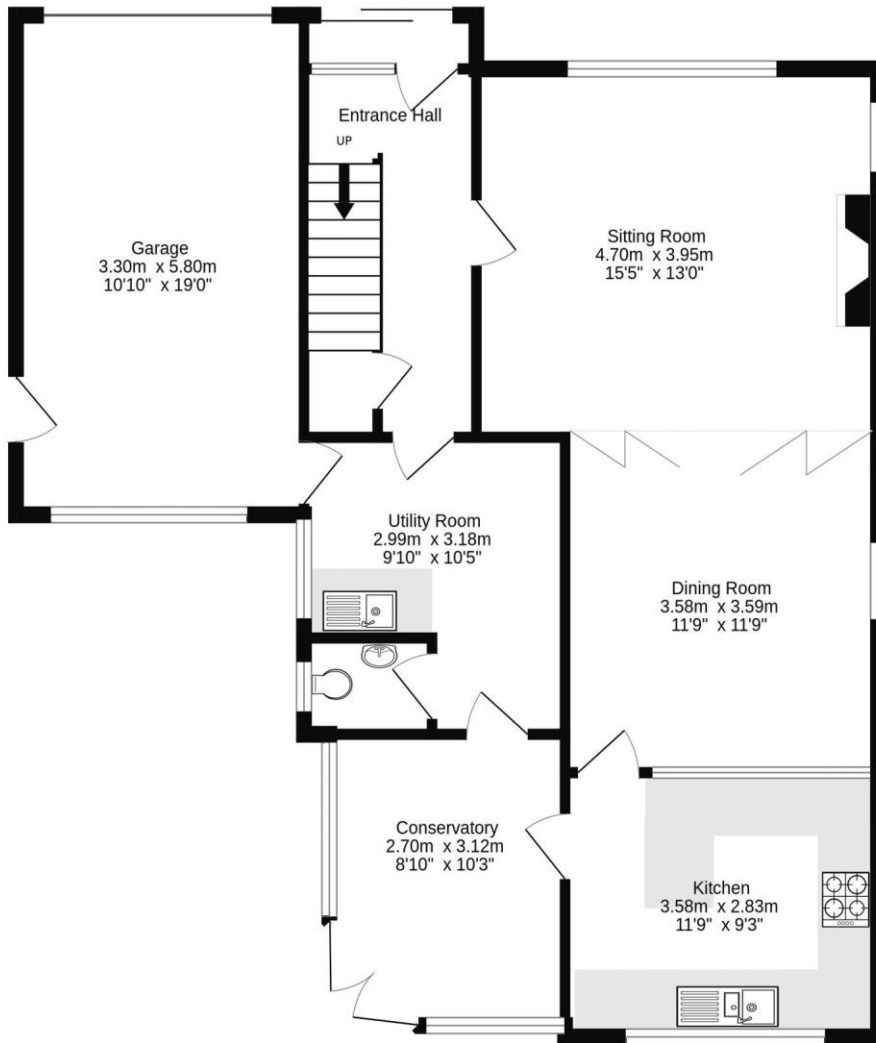
Externally - The property has a block paved driveway and gated hard stand area, with off street parking for three cars | The front garden is lawned with mature trees and shrubs | To the rear and side elevations is a beautiful garden which is laid predominantly to lawn with mature and well stocked borders and various paved patio areas & terraces, to enjoy the sun at various times of the day.

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

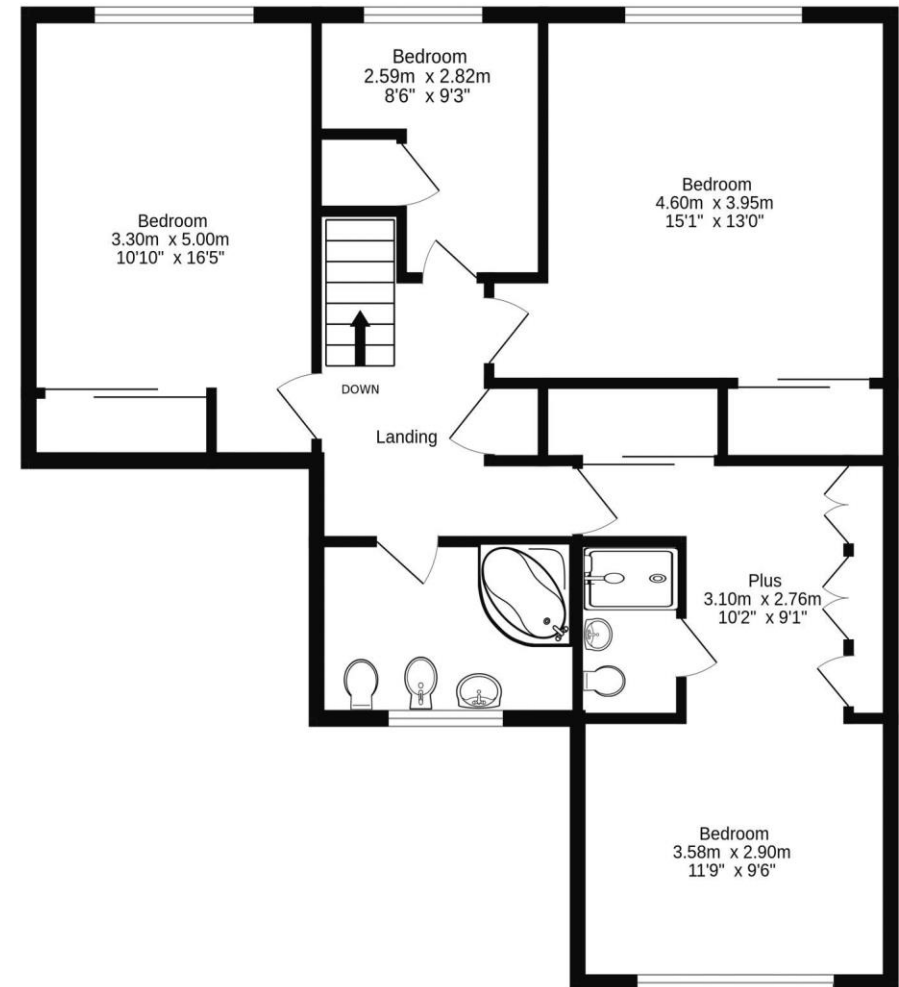
Guide Price £315,000



Ground Floor
84.6 sq.m. (910 sq.ft.) approx.



1st Floor
75.5 sq.m. (812 sq.ft.) approx.



TOTAL FLOOR AREA : 160.0 sq.m. (1723 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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