



# 37 Tyelaw Meadows

Shilbottle



## 37 Tyelaw Meadows, Shilbottle, Alnwick, Northumberland, NE66 2JJ

**An immaculately presented and well maintained, double fronted, four bedroom family home, located in a lovely corner position overlooking the green in Tyelaw Meadows - the excellent family home, with accommodation of circa 1280 sq. ft, benefits from an attractive east facing rear garden, a single garage and driveway parking to the rear and uPVC double glazed windows throughout.**

A superb and well proportioned family home, well positioned in Tyelaw Meadows, and within walking distance of Shilbottle village's local amenities including village First School, mini Supermarket & Chemist, 'Farriers Arms' pub, takeaway, historic Church and 'Village Farm' spa, gym and swimming pool. The property is ideally located for easy access into Alnwick, with regular public transport links, offering a wider range of shopping & leisure facilities and schooling for all ages.

Ground floor - Reception hallway with under stairs storage cupboard | Sitting room with French doors opening to the rear garden and window to the front overlooking the green | Dining room/study | Generous family kitchen/breakfast room with French doors opening to the garden and feature corner window allowing for excellent natural light | Kitchen fitted with a range of cabinets, with an integrated gas hob, electric oven, dishwasher and fridge/freezer | Utility room with plumbing for a washing machine and space for a tumble drier | Ground floor WC.





First floor - First floor landing with a built in airing cupboard and access to the loft | Master bedroom with dual aspect windows | Dressing room | Ensuite shower with double length mains shower, WC and wash hand basin | Two further double bedrooms | Single bedroom four/study | Family bathroom with a bath, WC and wash hand basin.

Externally - To the front of the house is a small town garden, overlooking the green | Landscaped rear garden with paved patio terrace, mature planted shrubs & trees, gravel pathway leading to a gate to the side, opening to the driveway and garage | Single garage with a driveway for one car.

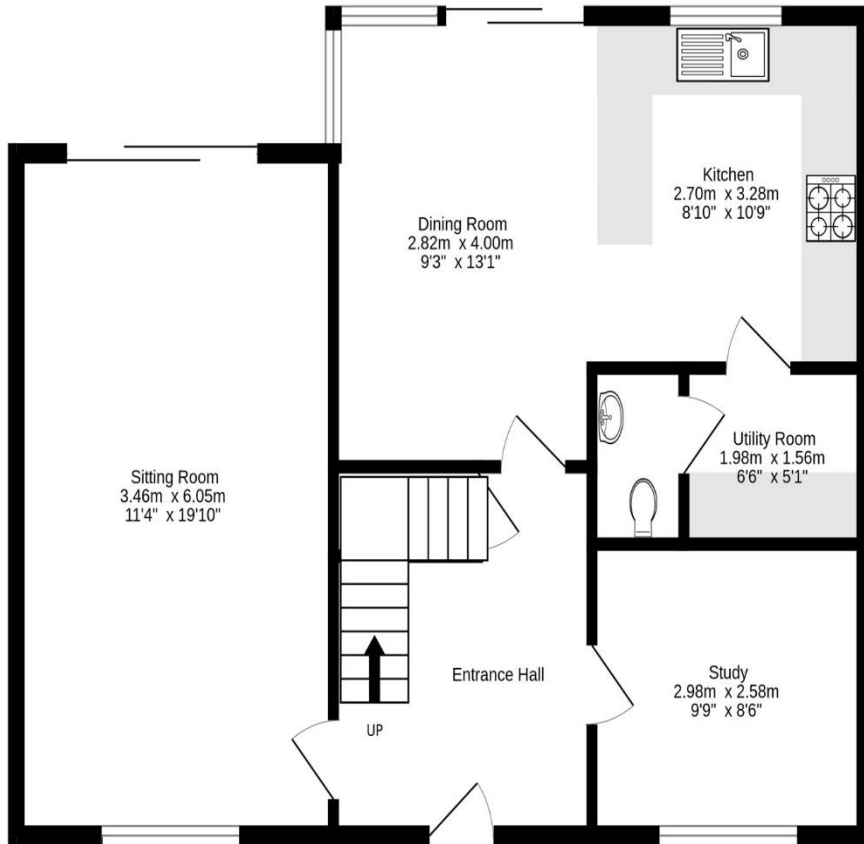
Shilbottle village is located approx. 3.7 miles from Alnwick and 4.3 miles from Alnmouth and the coast, and offers a range of local amenities including the 'Village Farm' Spa & Health club, village Pub, local shop/mini supermarket, historic Church, and village First School. There is excellent access to the A1 trunk road for commuting north to Berwick, and south to Morpeth and Newcastle upon Tyne, and good public transport links into Alnwick, as well as Alnmouth main line railway station located close by, for regular direct services to Edinburgh, Newcastle and London Kings Cross.

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

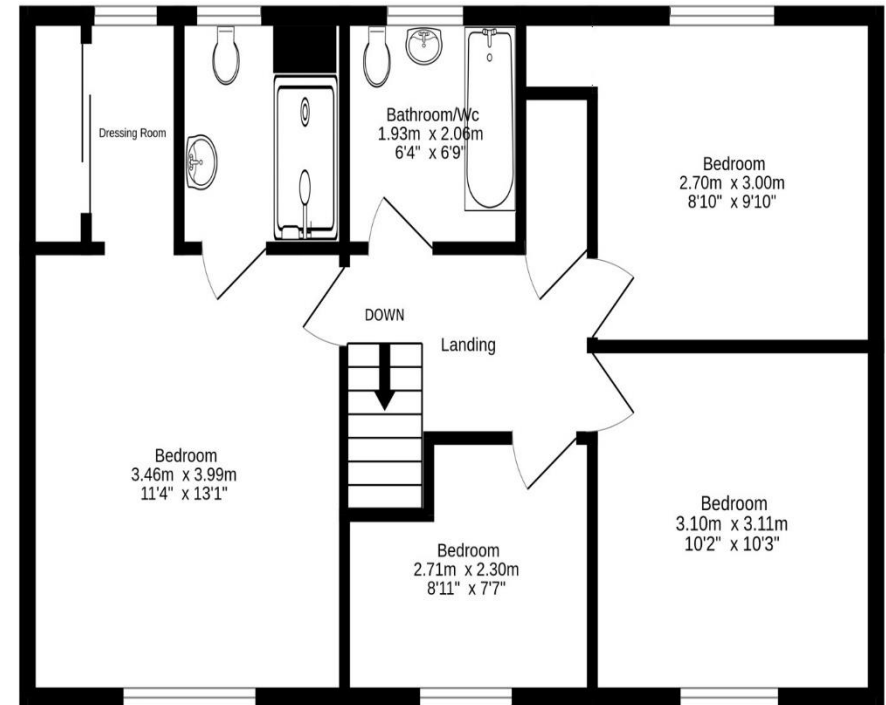
Guide Price £285,000



Ground Floor  
63.1 sq.m. (679 sq.ft.) approx.



1st Floor  
55.8 sq.m. (600 sq.ft.) approx.



TOTAL FLOOR AREA : 118.9 sq.m. (1280 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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