



Whitesmiths Way | Alnwick | NE66 1FE

£390,000

An exceptional four-bedroom detached family home situated within the popular Swordy Park development in Alnwick. Offering generous and energy-efficient accommodation, the property features a superb open-plan kitchen, dining and family space opening onto a beautifully landscaped rear garden with pergola-covered patio, two en-suite bedrooms, ample parking and excellent storage. Conveniently located close to local schools, leisure facilities, retail amenities and the A1, this is an ideal home for modern family living.

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**TAYLOR WIMPEY DETACHED
FAMILY HOME
SOUGHT AFTER LOCATION**

**FOUR BEDROOMS, TWO EN -SUITES
LANDSCAPED REAR GARDEN**

**OPEN PLAN KITCHEN / DINING /
FAMILY ROOM
SPACIOUS LIVING ROOM**

**GENEROUS OFF STREET PARKING
PART CONVERTED GARAGE**

For any more information regarding the property please contact us today

Situated within the sought-after Swordy Park development by Taylor Wimpey, this energy-efficient four-bedroom detached home offers spacious, modern family living in a highly convenient location on the edge of historic Alnwick.

Perfectly positioned for easy access to Willowburn Retail Park, Duchess's Community High School, local sports facilities, Willowburn Leisure Centre, and the A1, the property is ideal for commuters travelling north towards Berwick and the Borders or south towards Morpeth and Newcastle.

Accessed via a shared private drive, the property benefits from generous off-street parking to the front, providing ample space for multiple vehicles alongside the retained garage storage area.

Designed with modern family life in mind, the heart of the home is the impressive open-plan kitchen, dining and living area spanning the rear of the property. This fantastic social space opens directly onto a pergola-covered patio, creating a seamless connection between indoor and outdoor living and providing the perfect setting for entertaining, family gatherings, or simply relaxing.

To the front of the property, a spacious living room enjoys a bright bay window, offering a comfortable and welcoming retreat. The garage has been thoughtfully part-converted to provide a practical utility room complete with sink and appliance space, while retaining valuable storage space to the front for bicycles and outdoor equipment.

Upstairs, all four bedrooms are generously proportioned. The two largest bedrooms benefit from their own en-suite shower rooms, and all bedrooms have wardrobes that are fitted and would therefore be included in the sale. A modern family bathroom serves the remaining bedrooms, and additional storage is available within the boarded loft space, accessed via a convenient pull-down ladder.

Outside, the beautifully landscaped rear garden is a particular highlight. The attractive pergola-covered patio creates a private outdoor dining area surrounded by mature shrubs and planting, while the lawn is complemented by feature railway sleeper beds that add character and colour throughout the seasons. A side gate provides access to the front of the property, and there is an additional useful storage area to the side.

Offering stylish, versatile accommodation in a family-friendly location, with excellent parking and superb outdoor space, this impressive home is ready to move into and enjoy.

Entrance hall

Double glazed composite entrance door, staircase to first floor with open-access under-stairs storage, doors to: living room, dining kitchen, and W.C.

Living room (front) 11'2 x 19'4 (3.40m x 5.89m)

UPVC double glazed bay window, radiator.

W.C

Close-coupled W.C, pedestal wash-hand basin with tiled splashback, radiator, extractor, LVT flooring.

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Dining kitchen – including seating/family area (rear) 26'3 x 12'7 (8.00m x 3.84m)

Fitted with a comprehensive range of wall & base units incorporating: 1.5 stainless steel sink, integrated gas hob with extractor hood, integrated electric oven, integrated dishwasher, integrated fridge freezer, tiled splashback. UPVC double -windows and French doors to rear garden, tiled floor, radiators, doors to hall and utility.

Utility (part-garage conversion) 7'8 x 10'8 (2.33m x 3.25m)

Fitted wall & base units incorporating: single stainless-steel sink, integrated washer/dryer, separate space for tumble dryer, radiator, tiled floor, housed central heating boiler

First floor landing

Loft access hatch with pull-down ladder leading to a boarded loft, radiator, cupboard housing hot water tank and storage space, doors to bedrooms and bathroom.

Bedroom one (front) 15'3 x 11'6 (4.65m x 3.51m)

UPVC double-glazed windows, two sets of fitted wardrobes, radiator, door to ensuite.

Ensuite shower room

Tiled double shower cubicle with mains shower and glass bi-fold screen, close-couples W.C., pedestal wash-hand basin with tiled splashback, radiator, extractor, UPVC double-glazed frosted window.

Bedroom two (front) 11'7 x 12'5 (3.53m x 3.78m)

UPVC double-glazed windows, fitted wardrobe, storage cupboard, radiator, door to ensuite shower room.

Ensuite shower room

Tiled double shower cubicle with mains shower and glass bi-fold screen, close-coupled W.C., pedestal wash-hand basin with tiled splashback, extractor, radiator, UPVC double-glazed frosted window.

Bedroom three (rear) 10'9 x 10'6 (3.28m x 3.20m)

UPVC double-glazed window, fitted wardrobe, radiator.

Bedroom four (rear) 9'1 x 10'7 (2.77m x 3.22m)

UPVC double-glazed window, fitted wardrobe, radiator.

Bathroom (rear) 6'4 x 10'6 (1.93m x 3.20m) maximum into door recess.

Bath with tiled surround, close-coupled W.C., pedestal wash-hand basin with tiled splashback, radiator, extractor, UPVC double-glazed frosted window.

Externally

A block paved shared drive leads to the private block paved parking area directly in front of the property, gravel area to the side and feature planting.

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains Gas

Broadband: FTP

Mobile Signal Coverage Blackspot: No

Parking: Driveway

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.

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.

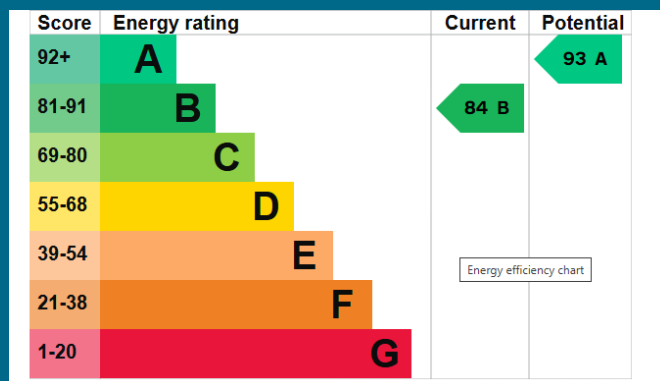
TENURE

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

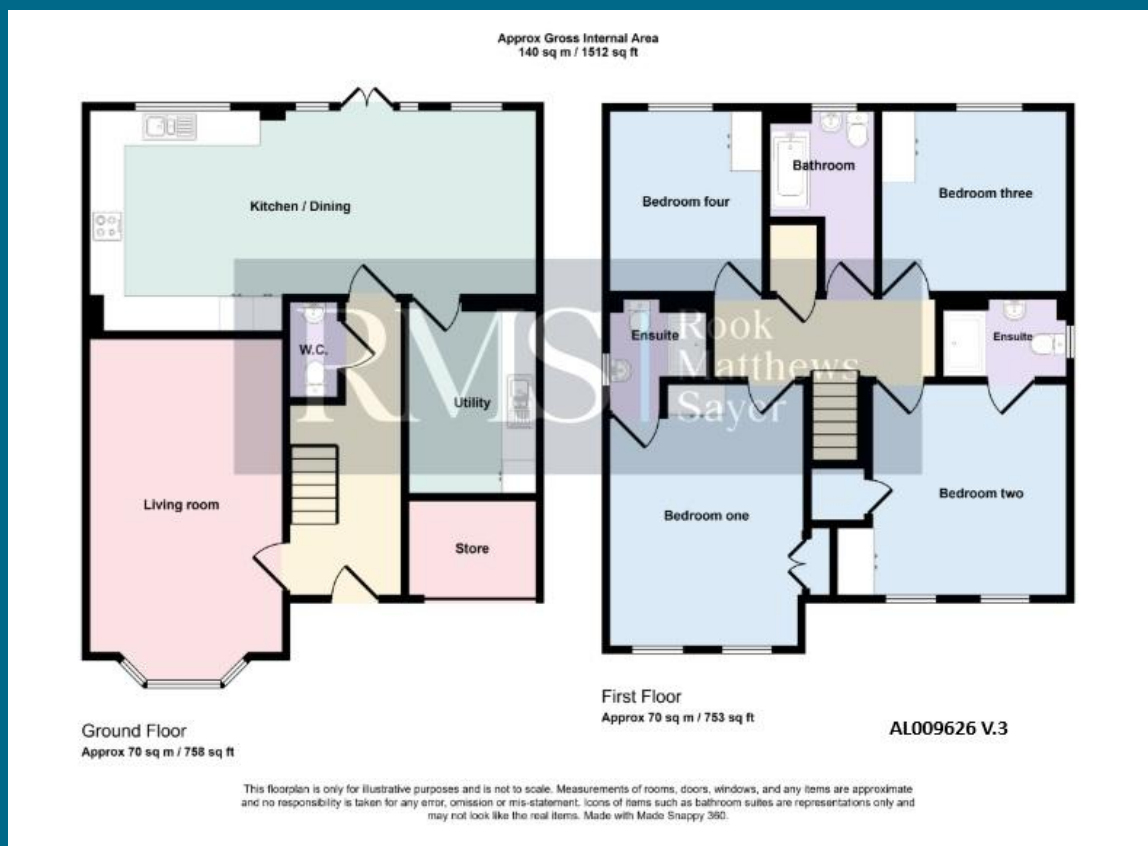
COUNCIL TAX BAND: E

EPC RATING: B

AL009626/DM/HH/02.06.2026/V.1







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