



4 St. Johns Place

Alnwick



4 St. Johns Place, Alnwick, Northumberland, NE66 1FG

An impressive, five bedroom stone built detached house, located to the head of a small cul de sac in this Cussins Homes exclusive modern development - well proportioned three storey accommodation, with driveway parking 4-6 cars, an attached single garage and beautiful landscaped gardens to three elevations.

The 'Violet' style, five bedroom detached house, built by Cussins in 2019, has been further improved by the current owners with the landscaping of the rear and side gardens, a new gravel pathway and the creation of paved terraced seating areas, and mature planting to the borders. The driveway had has an EV charging point fitted, and internally, there has been attractive wood panelling added in the hallway, staircase, bathroom and second bedroom. The location of the house, having an elevated position, allows for views in the distance over the Pastures to the surrounding countryside with good privacy to the rear and side gardens. The house is ideally placed for easy access into Alnwick town, Alnwick Castle & Gardens, and a number of schools for all ages, only a few minutes walk from the Market Place, and a wide variety of shops, cafes, and pubs/restaurants.

Ground floor - Reception hallway with wood panelling and stairs to the first floor, with useful under stair storage | Living room with a bay window to the front elevation | Study/home office with a bay window to the front | Fabulous open plan kitchen/family room, offering great versatility for modern family living, with bi fold doors opening to the rear terrace and garden | Excellent Kitchen fitted with a range of cream cabinets with quartz worktops, an integrated five ring gas hob, oven & convection/microwave oven, dishwasher, wine fridge and fridge/freezer | Utility room with plumbing for a washing machine, space for a tumble dryer and a door giving access to the side garden | Ground floor WC.





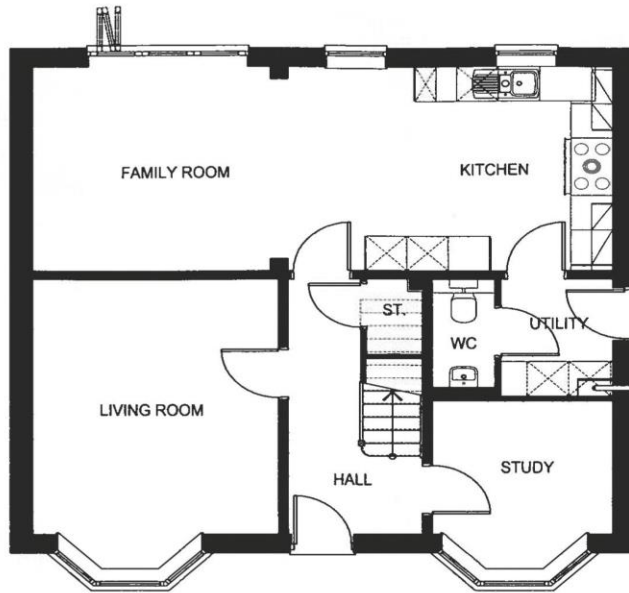
First floor - First floor landing with a continuation of the stairs to the second floor and a built in cupboard housing the water tank | Excellent Guest bedroom two with a bay window to the front elevation | Ensuite shower/WC | Double bedroom three overlooking the rear garden | Bedroom four with a bay window to the front | Single bedroom five at the rear | Well appointed family bathroom with a bath with shower over, wash hand basin and WC. Second floor - Superb Master bedroom suite incorporating a large bedroom, dressing room and Ensuite | Generous Master bedroom with good natural light from the dual aspect dormer window to the front and Velux windows to the roof | Dressing room with a range of wardrobes fitted to two walls, providing shelving and hanging | Ensuite with a walk in shower, WC and wash hand basin.

Externally - The property has a block paved driveway for 2 cars and additional parking to the head of the cul de sac for more cars | Single attached garage with an attractive timber door & EV charging point | Lovely mature landscaped gardens to three sides, with an large paved patio terrace ideal for outside entertaining and BBQs, gravel pathways and a corner gravelled fire pit area with built in seating, climbing plants to timber pergolas, well kept lawns to the front, rear and side and well stocked borders - Timber shed for storage.

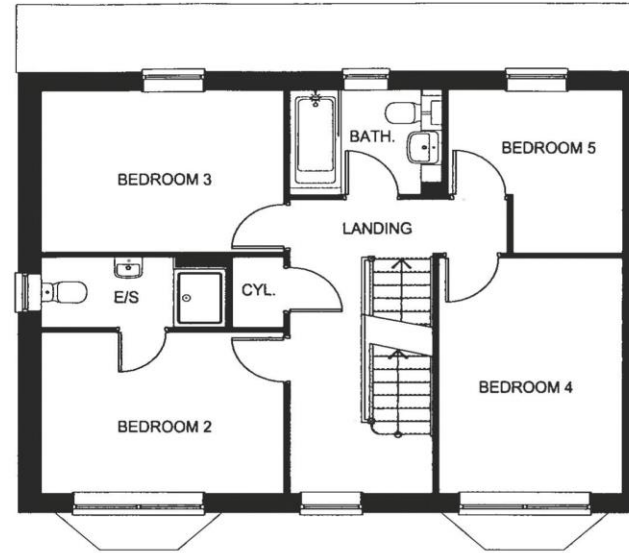
Services: Mains Electric, Gas, Water & Drainage | Gas Central Heating | Tenure: Freehold | Council Tax: Band E | EPC: B

Guide Price £595,000

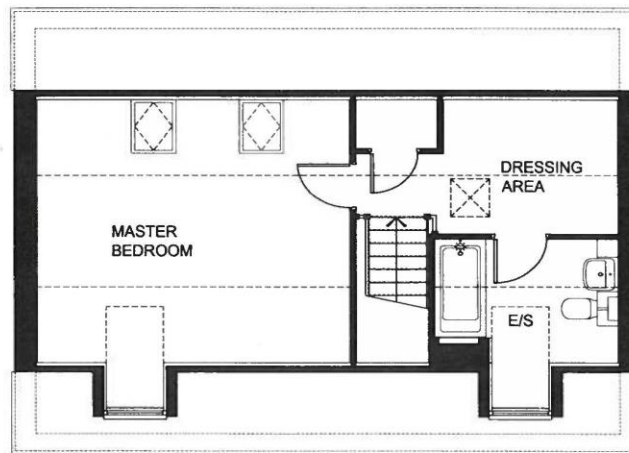




GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

GROUND FLOOR

Living Room	3590mm x 4425mm / 11'9" x 14'6"
Kitchen/Family	8452mm x 3550mm / 27'9" x 11'8"
Study	2600mm x 2310mm / 8'6" x 7'7"
Utility	1607mm x 2022mm / 5'3" x 6'8"
WC	900mm x 2022mm / 2'11" x 6'8"

FIRST FLOOR

Bedroom 2	3534mm x 2799mm / 11'7" x 9'2"
En-Suite	2691mm x 1210mm / 8'10" x 4'0"
Bedroom 3	3534mm x 2805mm / 11'7" x 9'2"
Bedroom 4	2657mm x 4082mm / 8'9" x 13'5"
Bedroom 5	2527mm x 2825mm / 8'3" x 9'3"
Bathroom	2205mm x 1810mm / 7'3" x 5'11"

SECOND FLOOR

Master Bedroom	4560mm x 4575mm / 15'0" x 15'0"
Dressing Area	2527mm x 2334mm / 8'3" x 7'8"
En-Suite	2657mm x 2147mm / 8'9" x 7'1"





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