



165 Allerburn Lea

Alnwick



165 Allerburn Lea, Alnwick, Northumberland, NE66 2QR

A well presented & extended, four bedroom detached house, with a fabulous full width conservatory to the rear, attractive landscaped gardens with a new decked terrace seating area (2026), double width driveway & integral single garage

A beautifully presented, four bedroom 'Silverdale' style family home, substantially extended at the rear, with an impressive conservatory, creating a lovely versatile reception space. The house is located on a corner plot in a cul de sac towards the eastern edge of Allerburn Lea, with distant views to the surrounding fields & countryside, with very little passing traffic - the gardens have been landscaped for easy maintenance, with paved patio terraces, a new decked terrace, mature planting and screening to the boundaries.

The house has been much improved and remodelled by the current owner over the last 14 years, with French doors added between the sitting room and conservatory and in more recent years, there have been new front and rear doors fitted, redecorated throughout, with new ground floor carpets and new carpets to bedroom three, and newly refurbished ensuite shower room to the master bedroom, a new gas boiler fitted in 2015 (with a maintenance contract in place), new radiator in the kitchen, and new fire installed in the living room.





Ground floor - Vestibule | Reception hallway | Cloakroom/WC | Excellent open plan sitting room/dining room with French doors to the Conservatory | Impressive full width conservatory with Karndean flooring, fitted blinds to the windows and French doors opening to the garden | Generous Kitchen/breakfast room, opened up from the former kitchen & utility room | Door giving access to the single garage

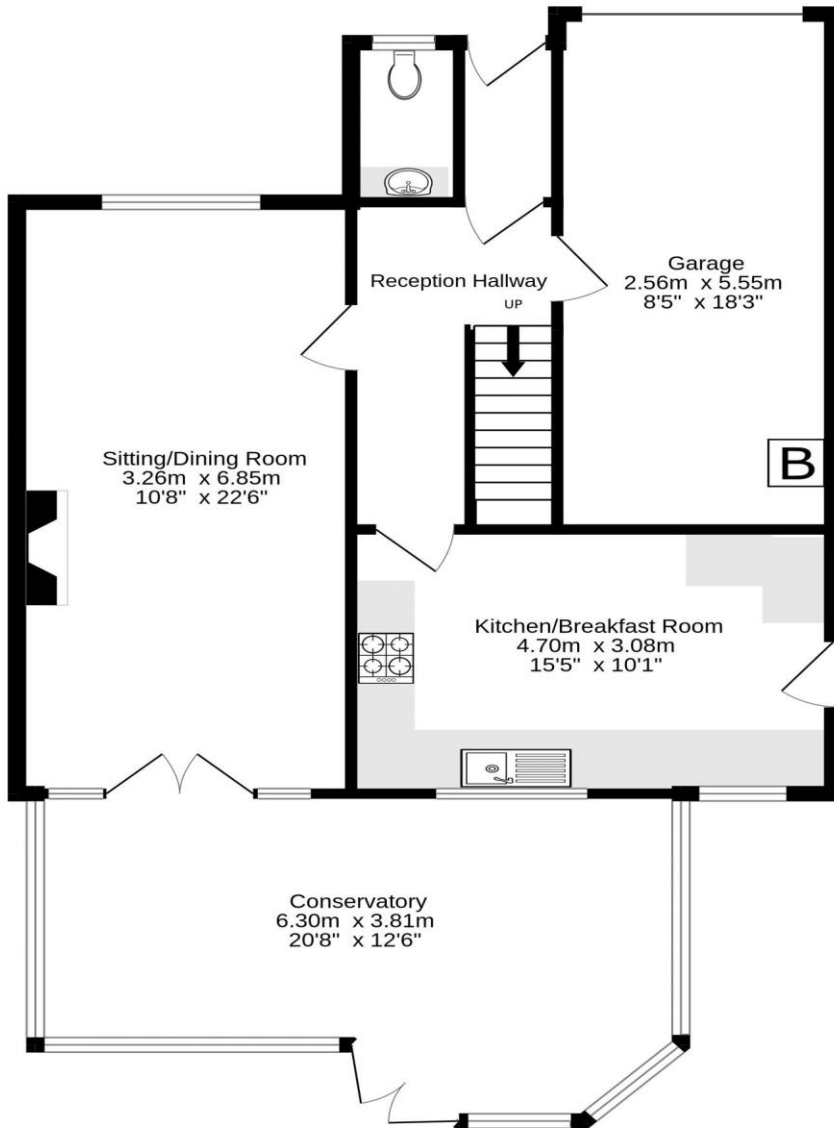
First floor - First floor landing with built in storage cupboard | Master bedroom with fitted wardrobes | Refurbished ensuite shower/WC | Guest double bedroom with sliding door fitted wardrobes | Two further bedrooms | Extended Family bathroom/WC.

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

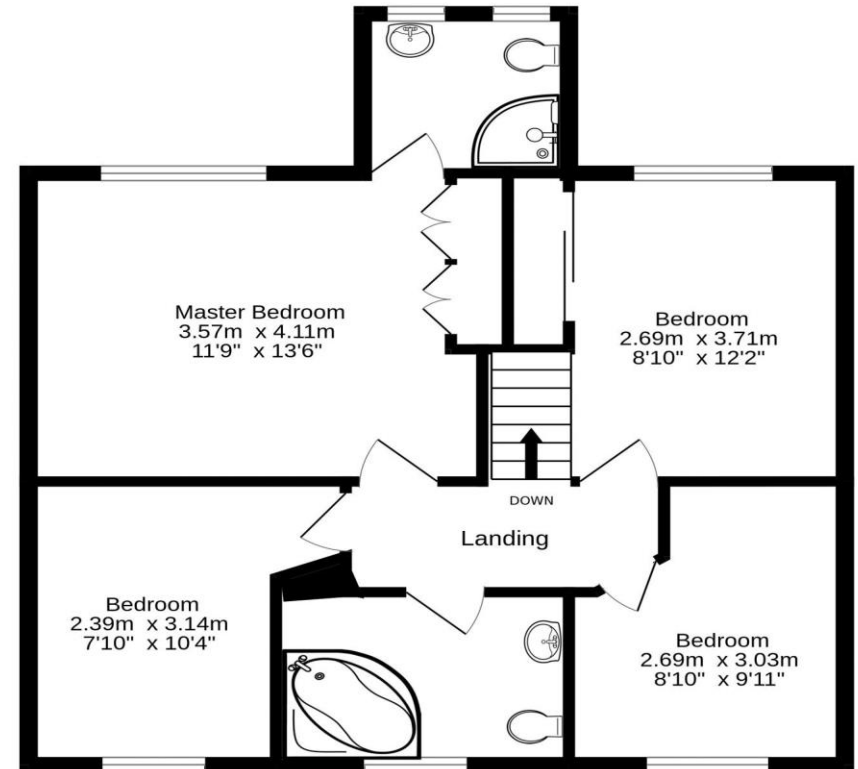
Offers Over £335,000



Ground Floor
84.3 sq.m. (908 sq.ft.) approx.



1st Floor
58.3 sq.m. (628 sq.ft.) approx.



TOTAL FLOOR AREA : 142.7 sq.m. (1536 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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