



St Johns Place | Alnwick | NE66 1FG

£350,000

An outstanding four-bedroom detached Cussins-built home with stunning views over Alnwick and Alnwick Castle. Immaculately presented throughout, it features a superb open-plan living, dining and kitchen space with bi-fold doors to a sunny rear garden. Within walking distance of the town centre, the property also benefits from underfloor heating, luxury bathrooms and parking for approximately three vehicles.

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DETACHED FAMILY HOME

ENCLOSED GARDEN TO REAR

**FOUR BEDROOMS, EN-SUITE TO
MASTER**

**DRIVEWAY PARKING &
WORKSHOP/STORAGE SHED**

OPEN PLAN DINING / KITCHEN

WELL PRESENTED

BI-FOLD DOORS TO GARDEN

SOUGHT AFTER DEVELOPMENT

For any more information regarding the property please contact us today

Immaculately Presented Four-Bedroom Detached Family Home with Stunning Alnwick Views

Occupying an elevated position within a highly regarded modern development, this exceptional four-bedroom detached home, built by the renowned Cussins Homes, enjoys far-reaching views across the historic market town of Alnwick, including the iconic Alnwick Castle. Conveniently situated within walking distance of the town centre, the property offers a superb combination of contemporary family living, premium upgrades and an enviable location.

Beautifully maintained and significantly enhanced by the current owner, the property is presented to an immaculate standard throughout. Recent improvements include comprehensive redecoration, full servicing of the accommodation, and the installation of electric underfloor heating throughout the entire ground floor, as well as the family bathroom and en-suite shower room on the first floor.

The heart of the home is the impressive open-plan living, dining and kitchen space located to the rear of the property. Designed with modern family life and entertaining in mind, this spacious and light-filled room features bi-fold doors opening directly onto the rear garden, creating a seamless connection between indoor and outdoor living.

The ground floor also benefits from a welcoming entrance hall, a convenient downstairs WC and a practical laundry cupboard providing excellent storage and utility space.

To the first floor, there are four well-proportioned bedrooms, comprising two generous double bedrooms and two comfortable single bedrooms. The principal bedroom benefits from a luxurious en-suite shower room, while the remaining bedrooms are served by an equally impressive family bathroom, both finished to a high specification.

Externally, the property offers parking for approximately three vehicles and enjoys a sunny rear garden, ideal for relaxing and entertaining. A particularly useful addition is the high-quality insulated garden cabin/shed, providing excellent storage space or potential for a variety of uses. Further benefits include gas central heating, luxury bathroom fittings, excellent energy efficiency and a high standard of finish throughout.

HALL

Composite entrance door, ceramic floor tiles with underfloor heating, radiator, cupboard housing the washing machine, W.C., understairs cupboard.

W.C.

Double glazed frosted window to the side, W.C. with concealed cistern radiator, pedestal wash hand basin, part tiled walls, and ceramic floor tiles with underfloor heating

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LIVING ROOM 15'6 plus bay x 11'1 (4.72m plus bay x 3.38m)

Double glazed bay window to the front, wall mounted feature log effect electric fire, and radiator.

DINING KITCHEN 19'10 x 14'1 (6.05m x 4.29m)

Double glazed window to rear, double glazed bi-fold doors to rear, fitted wall and base units incorporating a 1 ½ stainless steel sink, five ring gas hob, extractor hood over, double electric oven, integrated fridge/freezer, integrated dishwasher, wine fridge, ceramic floor tiles with underfloor heating, radiator, downlights, and space for dining table and chairs.

FIRST FLOOR

Doors to bedrooms, bathroom, storage cupboard, and pull down ladder to loft, mostly boarded.

BEDROOM ONE 12'9 x 10'0 plus bay and wardrobes (3.89m x 3.05m plus bay and wardrobes)

Double glazed bay window to front, fitted wardrobes into recess, radiator, and door to ensuite.

ENSUITE

Double glazed frosted window to side, shower cubicle with mains shower, wall mounted wash hand basin, W.C. with concealed cistern, fully tiled walls, chrome ladder heated towel rail, ceramic floor tiles with underfloor heating, extractor fan, and downlights.

BEDROOM TWO 11'4 x 10'0 (3.45m x 3.05m)

Double glazed window to rear, fitted wardrobes, and radiator.

BEDROOM THREE 9'6 x 6'11 plus door recess (2.90m x 2.11m plus door recess)

Double glazed window to rear, and radiator.

BEDROOM FOUR 9'6 x 8'5 (2.90m x 2.57m)

Double glazed window to front, and radiator.

BATHROOM

Double glazed frosted window to side, bath with electric shower over and glass screen, wall mounted wash hand basin, W.C. with concealed cistern, part tiled walls, ceramic floor tiles with underfloor heating, and chrome ladder heated towel rail.

EXTERNALLY

The front is block paved for parking, with a paved and gravelled area and side access via a gate to the rear garden. The rear garden has a paved patio artificial grass lawn, gravelled areas. Fully insulated cabin for storage.

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains

Broadband: FTTP

Mobile Signal Coverage Blackspot: No

Parking: Driveway

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.

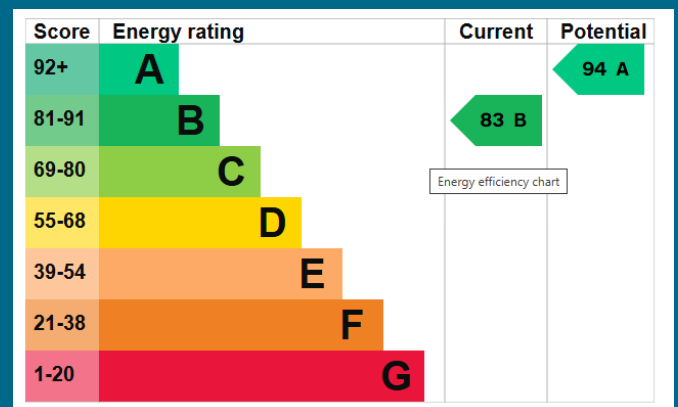
TENURE

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: D

EPC RATING: B

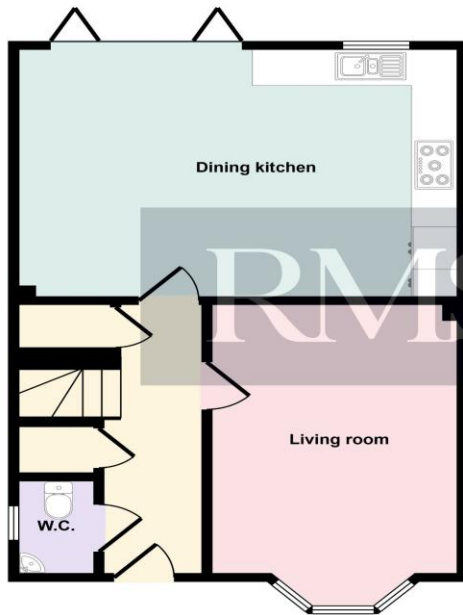
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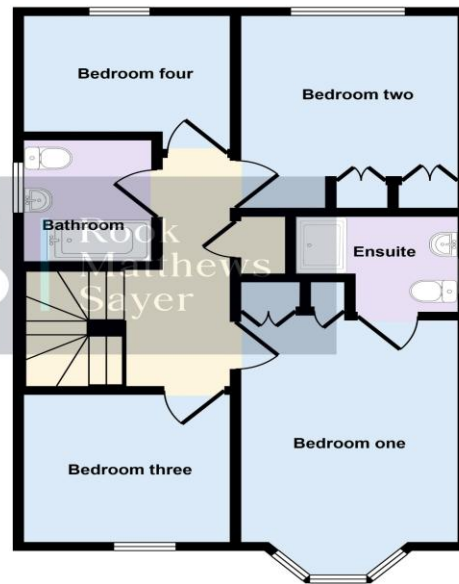




Approx Gross Internal Area
103 sq m / 1111 sq ft



Ground Floor
Approx 51 sq m / 553 sq ft



First Floor
Approx 52 sq m / 558 sq ft

AL009641 Version 1

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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