



Newton House

40 Swansfield Park Road, Alnwick



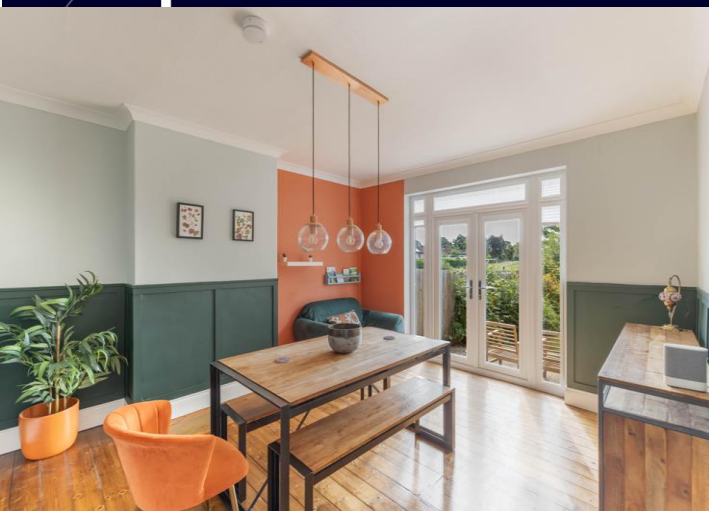
Newton House, 40 Swansfield Park Road, Alnwick, Northumberland, NE66 1AR

A stylish and fully refurbished, extended four bedroom semi-detached house with lovely gardens enjoying an open aspect to the rear, overlooking the adjoining former school playing field - driveway parking for one car and on street parking - an excellent family home for the current owners - NO UPWARD CHAIN

This excellent family home, has been further refurbished over the last 4 years, and thoughtfully redesigned by the current owners with the conversion of the former single garage, into a fabulous ground floor bedroom with ground floor shower/WC, and useful utility room.

The house is immaculately presented throughout, with recent electric works and checks, and new internal doors and fire doors fitted. The house is well positioned on this much sought after residential road in Alnwick, with easy access into the town centre for the many shops, cafes and pubs/restaurants and the numerous shops at Willowburn Retail Park, as well as nearby schooling for all ages. The location is within walking distance of the Alnwick Garden & Castle, 'Barter Books' and the Alnwick Playhouse & Cinema.





Ground floor - Entrance Porch with uPVC windows and front door | Hallway with a staircase to the first floor, with understairs storage, wood floors and doors opening to the ground floor reception rooms and kitchen | Lovely sitting room with a large bay window to the front, with Plantation shutters, a decorative cast iron fireplace, and bespoke open shelving to the two alcoves | Versatile second reception room with French doors opening to the garden, fitted blinds, part wood panelled walls and a wood floor | Fitted kitchen with a range of white cabinets with a 5 ring gas hob & extractor, integrated oven, microwave/induction oven, dishwasher and fridge/freezer - a door leads to the rear lobby & utility | Utility room with a fitted cabinet, an inset stainless sink and plumbing for a washing machine - a door opens to the rear garden | Ground floor double bedroom four, or home office/play room, with excellent natural light from the glass atrium roof and window to the front | Ground floor shower room with a walk in mains shower with rainfall head, WC and wash hand basin.

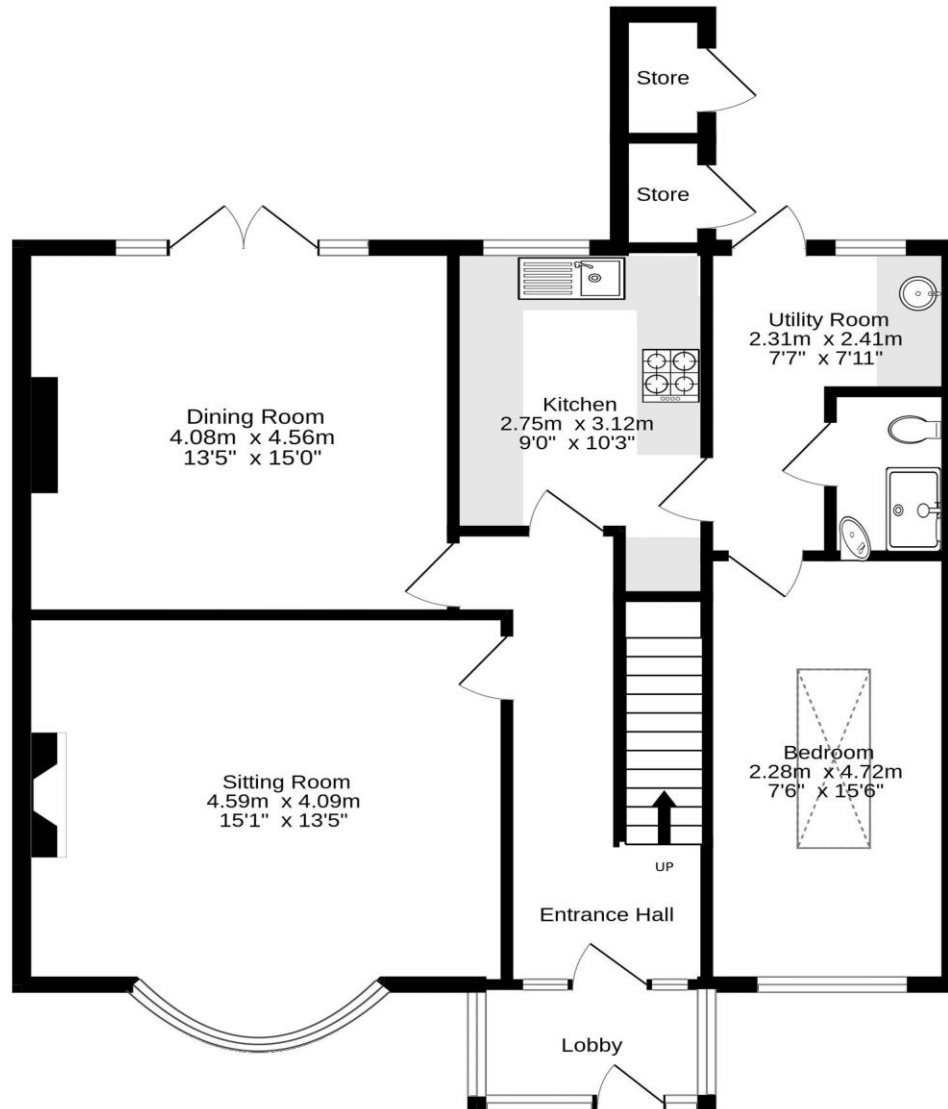
First floor - First floor landing with access to a part boarded loft | Superb double bedroom one with a bay window to the front with Plantation shutters and wood floor | Generous double bedroom two, with a built in wardrobe and window overlooking the recreation/dog walking field | Bedroom three with built in storage and a window to the front elevation | Family shower room with a large walk in mains shower, WC and wash hand basin in a vanity cabinet | Separate WC.

Externally - Block paved driveway for one car and additional on street parking | Excellent south facing rear garden with open views and a gate to the field at the rear | Great privacy with the rear open aspect | Lawned garden with designated children's play area, two patio terraces, timber shed and two storage outhouses.

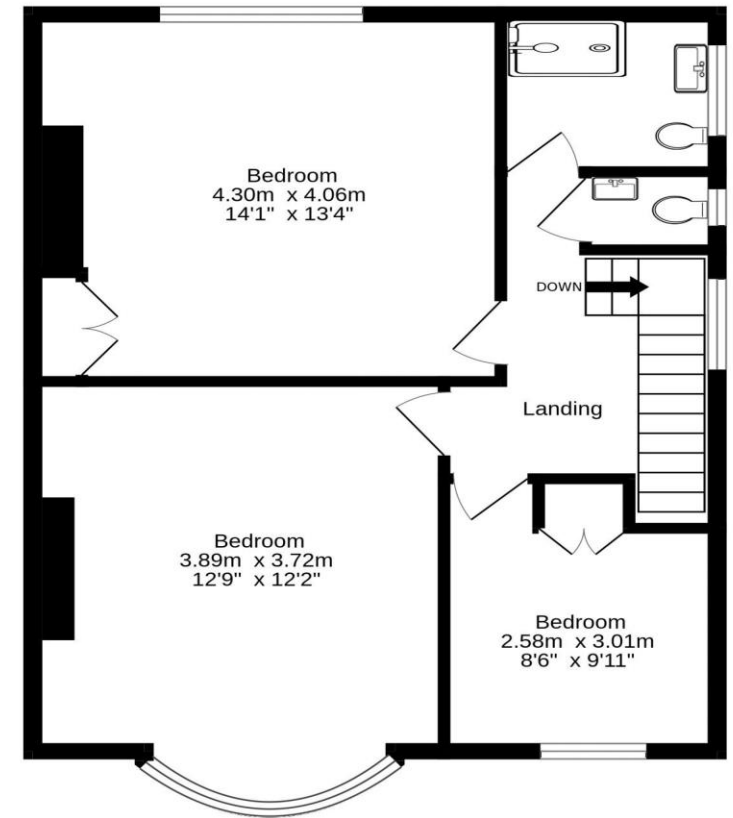
Guide Price £395,000



Ground Floor
76.8 sq.m. (827 sq.ft.) approx.

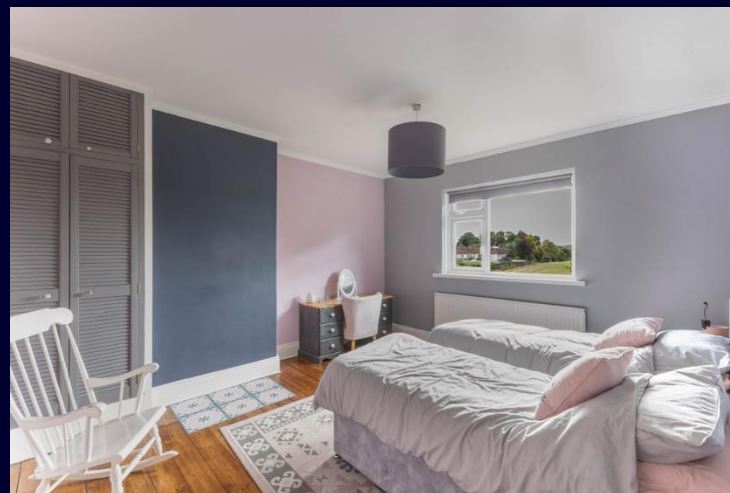
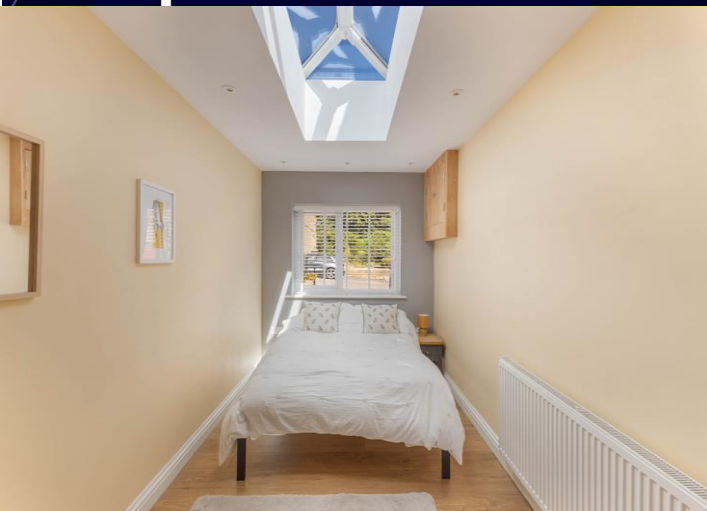


1st Floor
52.8 sq.m. (568 sq.ft.) approx.



TOTAL FLOOR AREA : 129.6 sq.m. (1395 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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