



12 Mandell Place

Embleton



12 Mandell Place, Embleton, Alnwick, Northumberland, NE66 3FL

A stylish and extended four bedroom detached house, located to the head of a small cul de sac in this popular modern development in Embleton, with an attractive west facing rear garden, driveway parking for three cars and a detached single garage, divided into a bike/garden store and home office/studio/gym - the house has been substantially extended with a fabulous Orangery and reconfigured to create a utility room a 'Jack and Jill' ensuite to the first floor. NO UPWARD CHAIN

The impressive family home was built by Cussins, a 'Lily design', which has been modified and extended creating a fabulous open plan kitchen/living room and dining room area with an Orangery style extension (Pennine Windows) to the rear opening to the garden. In addition to the large extension, the kitchen has also been upgraded with more cabinets for storage, and the creation of a useful utility room off the kitchen.

To the first floor, there has been a reconfiguration of the bedroom designs to create a 'Jack and Jill' ensuite shower to bedrooms one and two, and built in wardrobes in bedrooms one and four. Additional works include; wood panelling to the hallway, chimney breast created in the sitting room, cast iron radiators added, and double door built in wardrobes created in bedroom one and four - the house benefits from a 10 year NHBC guarantee.







First floor - First floor landing with a cupboard housing the water tank | Double bedroom one with a new double door built in wardrobe | Jack and Jill ensuite shower/WC | Double bedroom two with space for bedroom furniture and a door to the jack and jill shower room | Double bedroom three with built in wardrobes | Double bedroom four with a new double door built in wardrobe | Family bathroom with a bath with shower over, WC and wash hand basin.

Externally - Lawned front garden with box hedging and a generous west facing rear garden and paved patio terrace | Large block paved driveway for three cars | Single detached garage - subdivided into a bike/garden store to the front and to the rear into a versatile gym/studio/home office with a boarded loft for storage.

Agents Note: Occupancy Restriction - Must be a principal residence in perpetuity.

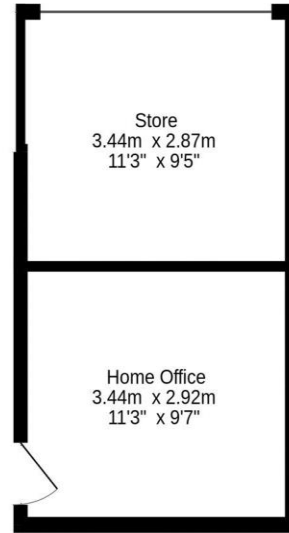
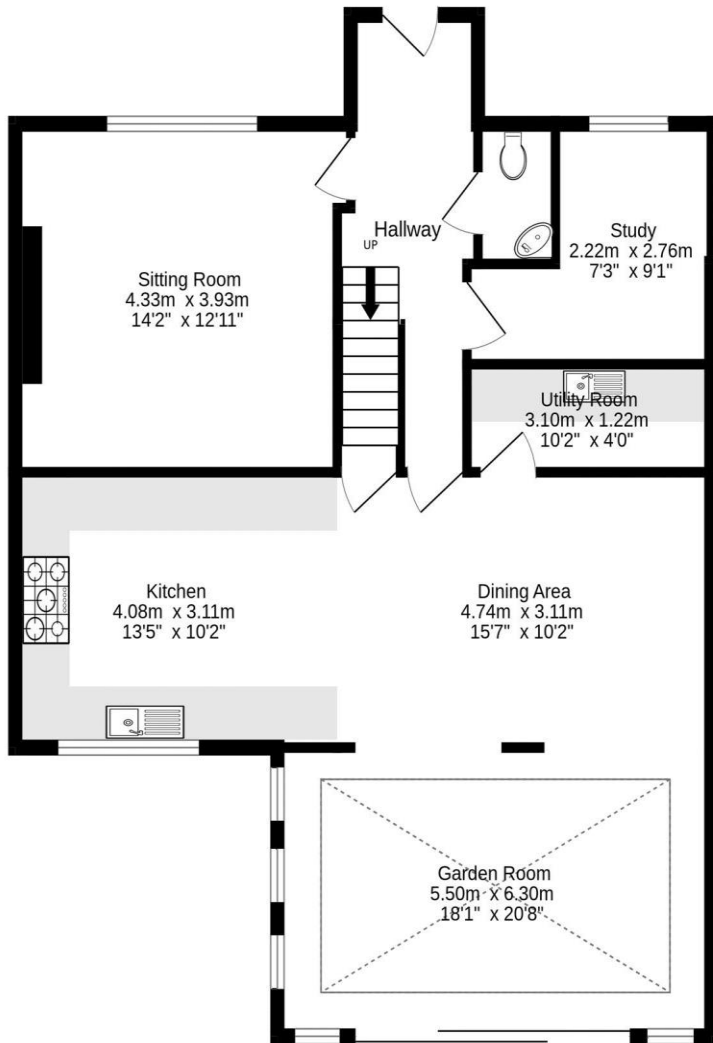
Embleton village, located on the stunning Northumberland coast, has a range of local amenities including pubs/hotels, an excellent village shop, historic Church, village hall, petrol station/garage and village First School - the Dunstanburgh links Golf Course is located on the coast with a Clubhouse and access to miles of sandy beaches, leading to Low Newton to the north and Dunstanburgh Castle and Craster to the south.

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

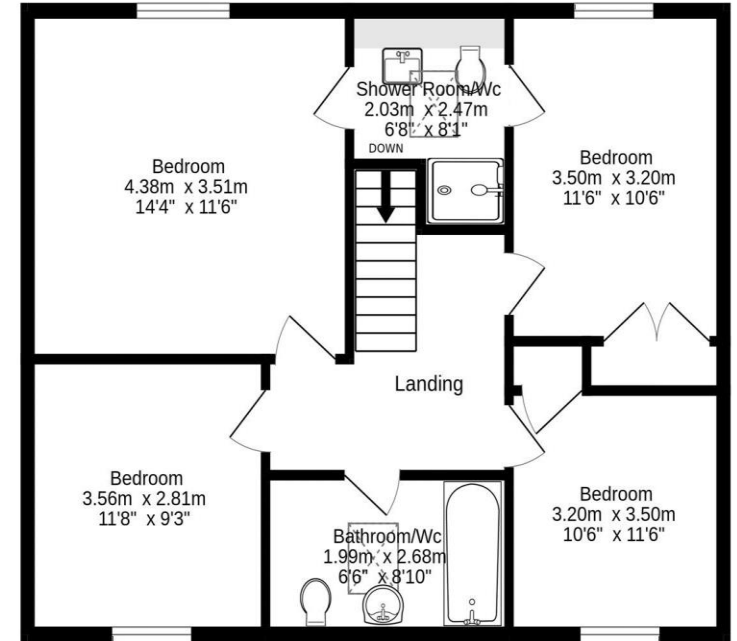
Guide Price £560,000



Ground Floor
103.8 sq.m. (1118 sq.ft.) approx.



1st Floor
62.2 sq.m. (669 sq.ft.) approx.



TOTAL FLOOR AREA : 166.0 sq.m. (1787 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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