



Somerset Avenue

ALNWICK, NE66 2FE

RMS | Rook
Matthews
Sayer

INCORPORATING
Fine LIVING



5 BEDROOMS
3 BATHROOMS
2 RECEPTION ROOMS

AVAILABLE FOR SALE AT
£600,000

- Detached House Situated on the Prestigious Peters Mill Development
- Immaculate Modern Family Home
- Spacious Open-Plan Kitchen Diner
- Seperate Kitchen with Garden Views
- Bi-Fold Doors to Rear Garden
- Master Suite with Walk-In Closet
- Double Garage with EV Charging



Beautifully presented detached home

A beautifully presented four-bedroom detached family home on Alnwick's prestigious Peters Mill development, featuring two reception rooms and an open-plan kitchen/dining space with bi-fold doors to a private rear garden, two en-suite bedrooms plus potential fifth bedroom, double garage with EV charging, and excellent access to Alnwick's historic town centre, coastal routes, and rail links to Newcastle and Edinburgh.

Comfortable, relaxing living room

The property features a living room with garden views and a further reception room currently used as a playroom, providing flexible living space. There is a useful utility room, and a double drive to the rear leads to a double garage with EV charging.



Impressive, open-plan kitchen

The property offers a spacious open-plan kitchen featuring a peninsula and a living area with bi-fold doors opening directly onto the rear garden, creating a superb everyday living and entertaining area.





Stunning master bedroom

Accommodation includes a master bedroom with en-suite and an adjoining room currently used as a dressing room that could be configured as a fifth bedroom if required.



Spacious bedrooms & bathroom

A second double bedroom also benefits from an en-suite, while two further double bedrooms and a family bathroom complete the layout. The front of the property enjoys an open aspect, and the private rear garden offers outdoor space for relaxation and play.

Stunning garden

The exterior of the property is just as impressive as the interior. The home is nestled within a spacious garden, providing a peaceful and private environment.



Property Description

Entrance Porch

Composite entrance door | Radiator | LVT flooring | Double door storage cupboard | Glazed doors to hall

Hall

LVT flooring | Radiator | Doors to living room, family room, kitchen/living space & W.C

Kitchen/Living/Dining Space

24' 7" plus bay window x 16' 4" max (7.49m plus bay window x 4.97m max)

Kitchen Area

Kitchen units incorporating: five ring gas hob | Bosch extractor hood | 1.5 range master stainless steel under counter sink | Combi Bosch microwave/grill | Electric Bosch oven | Wine fridge | Integrated dishwasher | Silestone countertops

Open Plan Living Space

Double glazed bi-fold doors | Feature wood panelled wall | Radiator | Ceiling downlights | Door to utility | LVT flooring

Utility

9' 4" into recess x 7' 8" (2.84m into recess x 2.34m)

Fitted units incorporating: 1.5 stainless steel sink, space for washing machine & tumble dryer, cupboard housing boiler | Composite double-glazed external rear door | LVT flooring

W.C

Low-level W.C with concealed system | Pedestal wash-hand basin | Radiator | Feature mirror wall | LVT flooring, part tiled walls

Living Room

15' 1" x 12' 10" (4.59m x 3.91m)

UPVC double-glazed windows | Radiator

Family Room

12' 10" x 11' 3" into bay window (3.91m x 3.43m into bay window)

UPVC double-glazed bay window with fitted shutters | Radiator | LVT flooring

First Floor Landing

UPVC double-glazed window | Radiator | Ceiling downlights | Access to roof space | Doors to bedrooms & family bathroom

Bedroom One

14' 1" x 11' 7" (4.29m x 3.53m)

UPVC double-glazed window | Radiator | Three-quarter panelled wall | Wall lights | Door to En-Suite | Cupboard housing hot water cylinder | Open to dressing room

Dressing Room/Bedroom Five

7' 0" x 11' 1" (2.13m x 3.38m)

UPVC double-glazed window | Radiator | Fitted wardrobes

Family Bathroom

7' 9" x 6' 7" (2.36m x 2.01m)

Bath with handheld shower attachment | Tiled shower cubicle incorporating a mains rainfall head shower & separate handheld attachment | Wall mounted wash-hand basin | W.C with concealed system | Part-tiled walls | Feature mirror wall | Ceiling downlights | Extractor | UPVC double-glazed frosted window | Chrome ladder style radiator

Bedroom Two

9' 3" x 13' 1" (2.82m x 3.98m)

UPVC double-glazed window | Radiator | Door to En-Suite

En-Suite

Walk-in tiled double shower cubicle with mains rainfall head shower & separate handheld attachment | Wall mounted wash-hand basin | W.C with concealed system | Chrome ladder style radiator | Part-tiled walls | Extractor | Ceiling downlights

Bedroom Three

13' 0" x 9' 4" plus door recess (3.96m x 2.84m plus door recess)

UPVC double-glazed window | Radiator

Bedroom Four

10' 4" x 10' 1" (3.15m x 3.07m)

UPVC double-glazed window | Radiator

Garage

19' 8" x 20' 11" (5.99m x 6.37m)

Two up-and-over garage doors | Lighting & power sockets

Externally

Double block paved drive | EV Charger

Rear garden laid mainly to lawn with patio area & access to side garden

PRIMARY SERVICES SUPPLY

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: MAINS GAS

Broadband: FIBRE TO PREMISES

Mobile Signal Coverage Blackspot: NO

Parking: GARAGE & 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.

Management Charge:

There is a management charge of £240 per annum for this property.

Accessibility:

This property has level access to the front door.

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: F

EPC Rating: B

AL009417/DM/TB/09.02.26/V1

Floor Plans



GROUND FLOOR



FIRST FLOOR



Score	Energy rating	Current	Potential
92+	A		92 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



For more information please contact our branch today via:
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