



193 Allerburn Lea

Alnwick



193 Allerburn Lea, Alnwick, Northumberland, NE66 2QR

A well presented, four bedroom detached house, lived in by the current owners for 25 years since new, with a double width block paved driveway, a single garage and attractive south west facing rear gardens - an ideal main home, with easy access to Alnwick town centre, Alnwick Gardens and excellent local amenities. No Upward Chain

The excellent family home is well maintained throughout, with recent works to include; a new wet room/WC, replacing the bathroom, new gas boiler (2-3 years) and loft insulation added. The house has a lovely position in Allerburn Lea with elevated views to the front, and a private southerly facing rear garden, benefitting from gas central heating and uPVC double glazing throughout.

Ground floor - Vestibule | Ground floor WC | Hallway with a staircase to the first floor, with useful under stair storage and a door to the integral garage | Lovely open plan sitting room and dining room, with an electric fire, and square bay window and French doors to the rear garden | Versatile dining room with a bay window to the front | Kitchen/breakfast room with a range of cabinets, a gas hob, electric oven, space for a tumble dryer and dishwasher - a window overlooks the rear garden | Utility room with plumbing for a washing machine and space for a fridge/freezer.





First floor - First floor landing with an airing cupboard and water tank, and access to the loft | Master bedroom with elevated views to the front, fitted wardrobes, and an arch storage recess | Ensuite with two windows, a mains shower, WC and wash hand basin | Double bedroom two with views to the front, mirror sliding door wardrobes and an arch recess | Double bedroom three with sliding door wardrobes and a window overlooking the rear garden | Single bedroom/study with a window overlooking the rear garden | Wet room with mains shower, WC, wash hand basin and chrome ladder radiator.

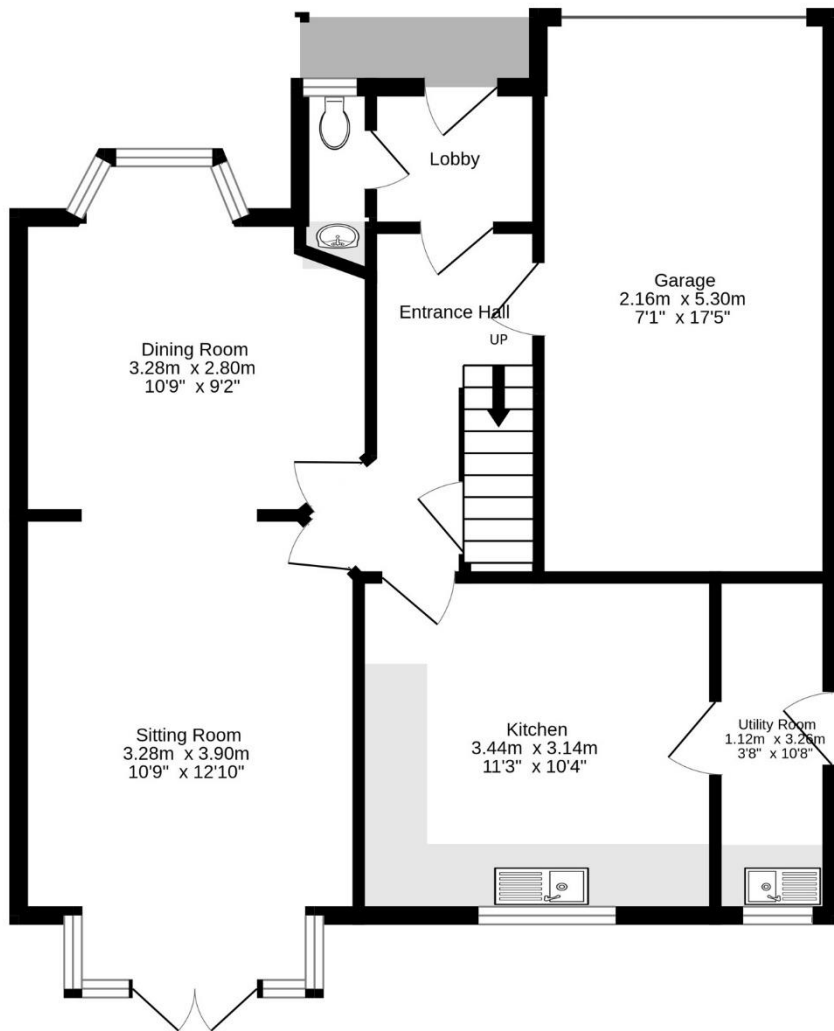
Externally - The house has a double width block paved driveway for two cars | Single integral garage housing the gas boiler, with a door into the hallway | Open lawned front garden | Beautiful rear garden, with good privacy, a decked patio terrace from the sitting room, storage shed, and steps up to a raised lawn area with mature planting to the borders and boundary.

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

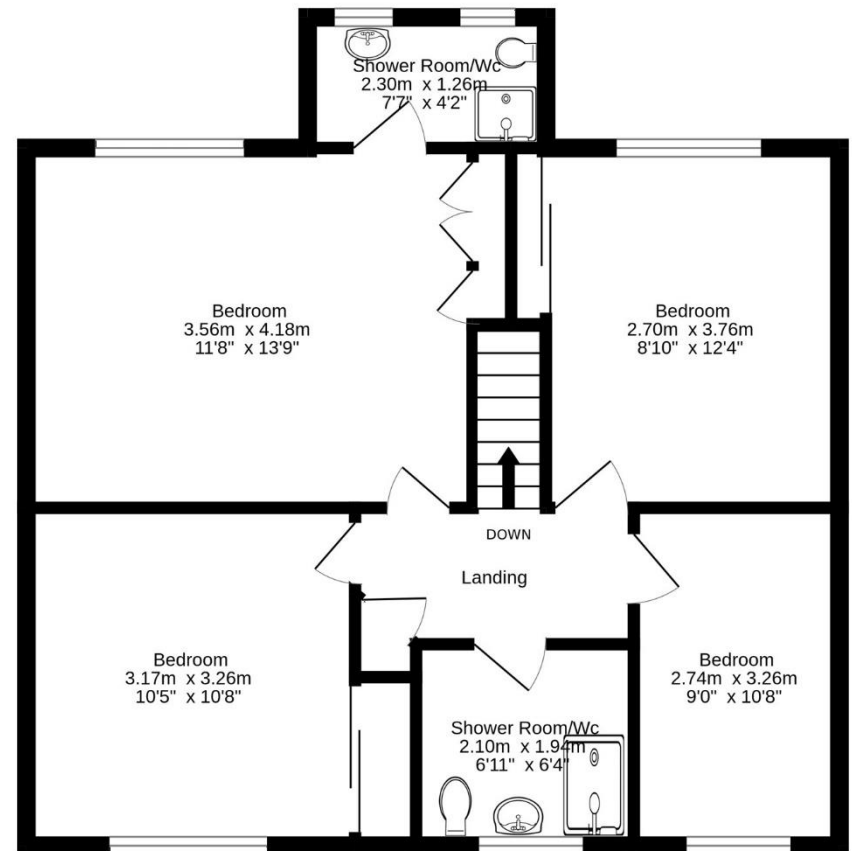
Guide Price £325,000



Ground Floor
63.6 sq.m. (685 sq.ft.) approx.



1st Floor
55.7 sq.m. (600 sq.ft.) approx.



TOTAL FLOOR AREA : 119.3 sq.m. (1284 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.



SANDERSON
YOUNG

Alnwick Office
35 Bondgate Without | Alnwick
Northumberland | NE66 1PR
alnwick@sandersonyoung.co.uk
01665 600 170