



Northumberland  
Properties

**20 Sandilands Close, Peters Mill**  
**£600,000**





## 20 Sandilands Close

Peters Mill, Alnwick

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

- Five-bedroom, three bathroom detached home, with a high-specification finish
- Recently build by Story Homes, includes 8 year build guarantee
- Spacious open-plan kitchen with island, integrated appliances and adjoining dining area and seating area
- Principal bedroom suite with dressing area, fitted wardrobes and contemporary en-suite
- Bi-folding doors opening onto a beautifully landscaped rear garden
- Sunscape Pagola and Outdoor Kitchen
- Block-paved driveway with parking for two vehicles and double integral garage with electric doors
- Situated in the historic market town of Alnwick, offering excellent amenities, schooling and transport links





First Floor

**Approximate total area<sup>(1)</sup>**

1089 ft<sup>2</sup>  
101.2 m<sup>2</sup>

**Reduced headroom**

2 ft<sup>2</sup>  
0.2 m<sup>2</sup>

(1) Excluding balconies and terraces

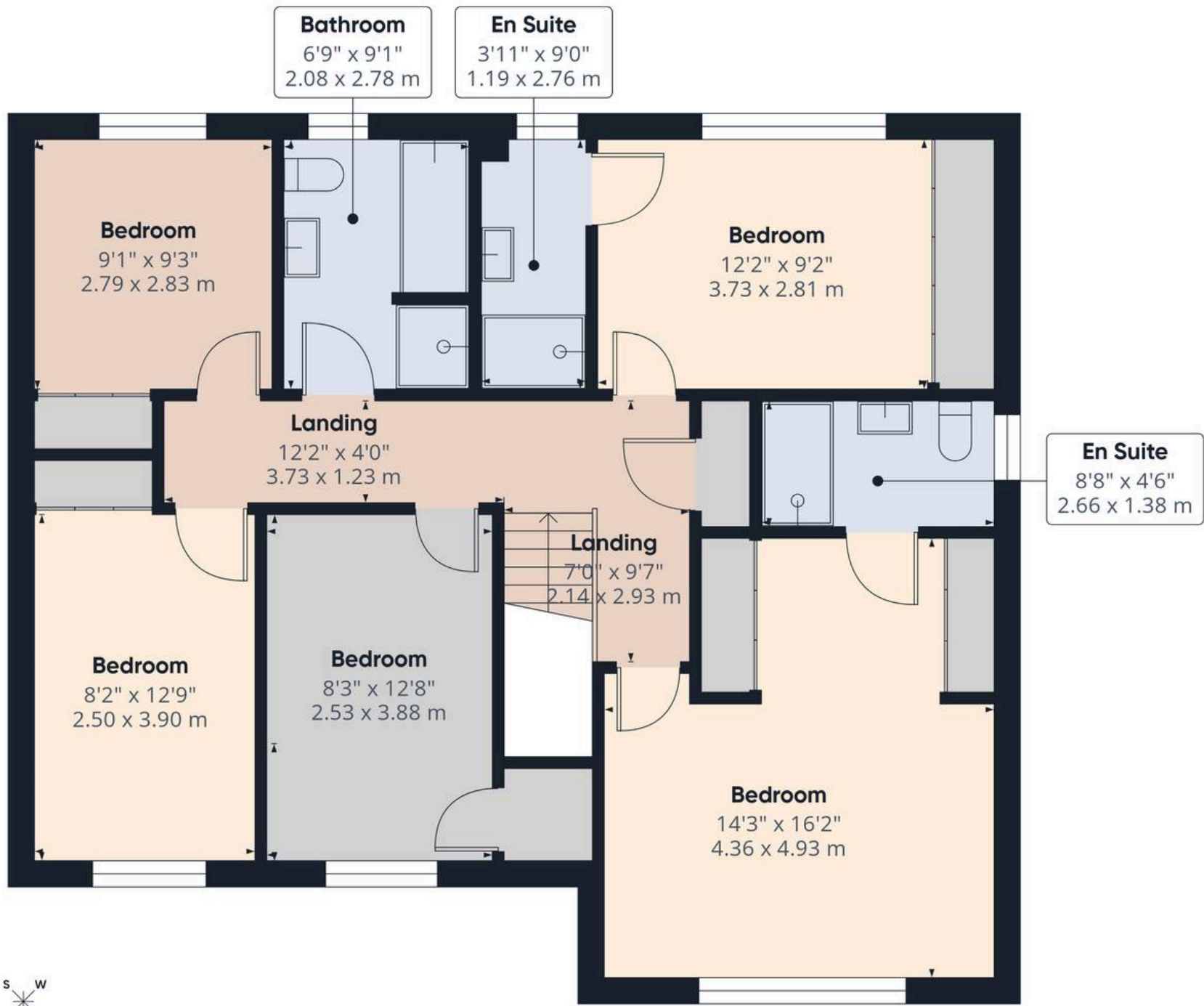
**Reduced headroom**

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Approximate total area<sup>(1)</sup>

919 ft<sup>2</sup>  
85.2 m<sup>2</sup>

(1) Excluding balconies and terraces

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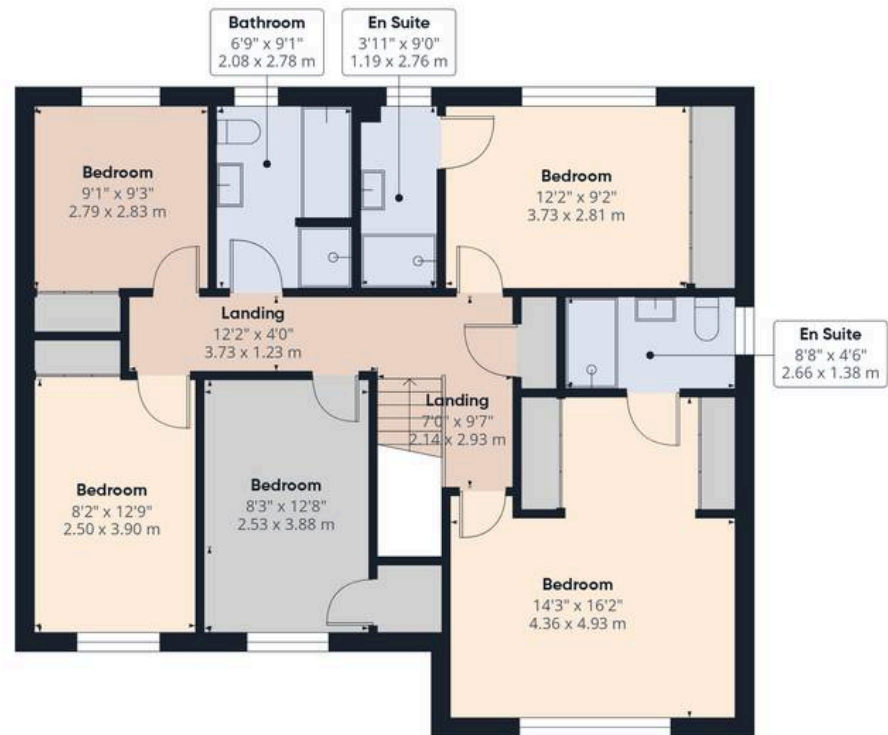
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Floor 1



First Floor



Floor 1

**Approximate total area<sup>(1)</sup>**

2008 ft<sup>2</sup>  
186.4 m<sup>2</sup>

**Reduced headroom**

2 ft<sup>2</sup>  
0.2 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
----- Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.







Alnwick itself offers an exceptional balance of lifestyle and convenience. The town is well served by highly regarded schooling options, including The Duchess's Community High School, alongside a range of primary schools. For leisure, Willowburn Leisure Centre provides excellent fitness and swimming facilities, while the town centre offers a mix of independent shops, cafés and everyday amenities. Rich in heritage, Alnwick is home to the iconic Alnwick Castle and the renowned The Alnwick Garden, both contributing to its strong sense of place. For those needing to travel, the A1 is easily accessible, providing straightforward routes north and south, while mainline rail services are available from nearby Alnmouth, offering direct connections to Newcastle, Edinburgh and London.

#### **Utilities**

Heating: Gas Central Heating

Water: Main

Electricity: National Grid

Sewerage: Uk Domestic



## Northumberland Properties

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