



Allerburn Lea | Alnwick | NE66 2QP

£315,000

Stylish detached home on the sought-after Allerburn Lea development, featuring a superb refitted kitchen, conservatory, principal bedroom suite and beautifully presented accommodation within walking distance of Alnwick town centre.

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DETACHED HOUSE

UTILITY ROOM & DOWNSTAIRS WC

SOUGHT AFTER DEVELOPMENT

DOUBLE DRIVEWAY PARKING

**THREE WELL PROPORTIONED
BEDROOMS**

GARAGE

**DRESSING ROOM & EN -SUITE TO
MASTER**

REAR GARDEN

For any more information regarding the property please contact us today

Situated on the highly desirable Allerburn Lea development in Alnwick, this attractive detached home enjoys a superb location close to the beautiful Alnwick Gardens and within walking distance of the historic town centre and its range of amenities.

Beautifully presented throughout, the property offers well-planned accommodation ideally suited to a range of buyers, with the added benefits of a conservatory, utility room, downstairs W.C. and principal bedroom with its own dressing room and en-suite shower room.

A particular feature of the home is the stylish refitted 'Howdens' kitchen, fitted with a range of modern units, integrated appliances and quality 'Corian' work surfaces. The adjoining utility room complements the kitchen perfectly, with matching units and countertops providing additional practicality and storage.

The ground floor also includes a spacious living room, dining area and conservatory overlooking the rear garden, creating an ideal space for both everyday living and entertaining.

To the first floor are three well-proportioned bedrooms, including the principal bedroom suite, together with a family bathroom.

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Externally, the property benefits from gardens to both the front and rear, while a double driveway to the front provides ample off-street parking.

Further benefits include gas central heating and a highly regarded residential setting within one of Alnwick's most popular developments.

Entrance porch

UPVC double-glazed stained-glass windows and door, tiled floor, courtesy light, UPVC double glazed door to vestibule.

Vestibule

Radiator, coving to ceiling, staircase to first floor, door to living room.

Living room (front) 10'7x 15'7 measured into bay. (3.22m x 4.75m)

UPVC double-glazed bay window, radiator, feature fireplace incorporating an electric fire with tiled inset and hearth, wall lights, coving to ceiling, and open to dining room.

Dining room 8'8 x 10'3 (2.64m x 3.12m)

Double-glazed sliding patio doors to conservatory, radiator, coving to ceiling, open to living room, door to kitchen.

Conservatory 9'1 x 9'5 (2.77m x 2.87m)

UPVC double-glazed windows and door to garden, tiled floor, electric halogen wall heater, electric power sockets.

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Kitchen (rear) 8'9 x 10'2 (2.67m x 3.10m)

Fitted with a 'Howdens' comprehensive range of shaker style wall and base units with Corian countertops and coordinating splash-backs - incorporating; 1.5 undercounter stainless steel sink, integrated Bosch induction hob, Bosch extractor hood, Bosch electric oven with warming drawer, space for dishwasher, under-stairs storage cupboard.

UPVC double-glazed window, tiled floor, doors to dining room and utility

Utility 5'2 x 7'1 (1.57m x 2.16m)

Fitted with 'Howdens' wall and base units with Corian countertop, coordinating splash-backs, under-counter stainless-steel sink, space for washing machine, space for fridge freezer, wall mounted BAXI gas combi central heating boiler. Tiled floor, radiator, UPVC double glazed external door to rear garden, door to WC.

WC

Close coupled WC, wash hand basin with splasback, tiled floor, radiator, UPVC double glazed frosted window.

First Floor Landing

Loft access hatch with pull-down ladder, shelved linen cupboard, coving to ceiling, doors to bedrooms and bathroom.

Bedroom one (front) 10'6 measured into recess x 11'5 (3.20m x 3.48m)

UPVC double-glazed windows, radiator, shelved cupboard, arch to dressing room.

Dressing room – fitted wardrobes, dressing table with drawers, UPVC double-glazed frosted window, door to ensuite shower room.

Ensuite shower room

Tiled corner shower cubicle incorporating a mains powered rainfall-head shower, close-coupled WC, pedestal wash-hand basin with tiled splash-backs, chrome ladder style electric radiator, radiator, tiled floor, extractor, UPVC double-glazed frosted window.

Bedroom two (front)

12'8 measured to back of wardrobe x 9'5 (3.86m x 2.87m)
UPVC double-glazed window, radiator, built-in sliding door wardrobes, vinyl floor, coving to ceiling.

Bedroom three (rear) 8'11 max x 13'7 (2.72m x 4.15m)

UPVC double-glazed window, radiator, coving to ceiling.

Bathroom (rear) 7'9 x 6'8 (2.36m x 2.08m)

Bath with electric shower and bi-fold shower screen also incorporating a mixer tap with handheld shower attachment, close coupled WC, pedestal wash-hand basin, fully tiled walls, radiator, extractor, UPVC double-glazed frosted window, tiled floor.

Garage 8'1 x 16'6 (2.46m x 5.03m)

Up & over garage door, light and power sockets, fitted wall units and shelves, separate door to side.

Externally

Lawn front garden with feature planting and a double block paved drive leading to the garage.

Three tier rear garden comprising a sun terrace with circular patio and gravel area with a raised planted flower bed, middle-tier lawn area with feature planting including trees, shrubs and bushes, lower decked area with an insulated garden shed – fence and wall boundaries.

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains Gas

Broadband: FTTP

Mobile Signal Coverage Blackspot: No known issues

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.

TENURE

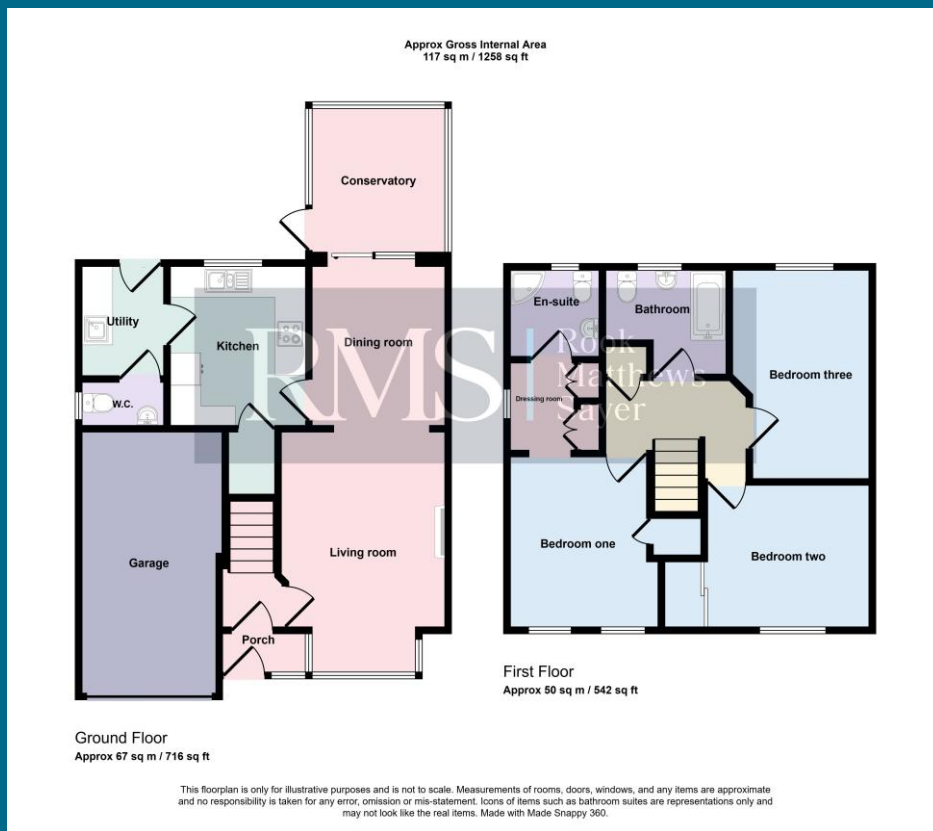
Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

COUNCIL TAX BAND: D**EPC RATING: C**

AL009579/DM/HH/07.05.2026/V.2

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		





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