



34 Somerset Avenue, Riverbrook Gardens,  
Alnwick, NE66 2FE



**34 Somerset Avenue  
Alnwick  
Northumberland NE66 2QH  
£525,000**

A beautifully presented five bedroom detached family home, the Masterton was constructed in 2024 by the Award winning Story Homes and occupies a generous plot and offers 1,968 sq ft (182.9 sq m) of light and airy accommodation, arranged over two floors with a flexibility that allows it to adapt readily to the needs of modern family life.

The welcoming Hallway provides access to the principal Ground Floor rooms, including a Cloakroom WC, and to the integral Garage, which is conveniently reached directly from the Hallway and would equally lend itself to use as a home gym. The Kitchen is designed with modern living in mind and benefits from a stylish island, together with large bi-folding doors which fill the room with natural light and open onto the paved patio and turfed rear garden, creating a seamless connection between the indoor and outdoor spaces and making it ideal for entertaining. A practical Utility provides additional storage and laundry space. The principal Living Room offers a comfortable retreat and features a large window which enhances its bright and airy feel. The Study/Office could easily be used as a Snug.

The First Floor comprises a spacious Landing and five Bedrooms, four of which are generous doubles, including the Main Bedroom which features a winged wall creating an elegant dressing area. The Main Bedroom and a second double Bedroom each benefit from an adjoining En-Suite fitted with a shower enclosure and white sanitaryware, while the main Bathroom offers designer Porcelanosa tiling, a luxurious double-ended bath and a separate shower enclosure, providing plenty of choice on busy mornings. The fifth Bedroom is a versatile room which could equally be used as a Study, Dressing Room or Nursery to suit individual requirements.

Externally, the Masterton boasts impressive kerb appeal, highlighted by a peaked gable with elegant Tudor boarding, an inviting entrance canopy and a stylish block-paved driveway which provides ample parking and adds to the overall charm of the property. The rear garden is laid to lawn with a paved patio and is enclosed by fencing with an access gate, providing a good degree of privacy.



Awareness of the Alnwick District has grown significantly in recent years, with Alnwick Castle and The Alnwick Garden, together with the Duchess of Northumberland's Lilidorei play village, now internationally known and attracting considerable interest to the town. The historic market town itself is a delightful place to live, with a cobbled Market Place, an attractive range of independent shops, cafes and restaurants, Barter Books housed in the former Victorian railway station, and the Alnwick Playhouse, together with a good choice of schools and everyday amenities.

The district stretches from the North Sea coast between Low Newton and Amble south west to Eldson near Otterburn, taking in about one third of the Northumberland National Park. Alnwick is well served by the A1 and by Alnmouth railway station, a short distance away on the East Coast Main Line, which provides regular links to Edinburgh, Newcastle and London, and the town is within easy reach of the golden beaches and dramatic castles of the Northumberland coast, the Cheviot Hills and the Scottish Borders. It is increasingly recognised as a sought-after holiday destination.

#### Services

Services: Mains Electricity | Gas Fired Central Heating & Hot Water | Mains Drainage | Mains Water Supply |

#### Distances

Alnmouth Train Station - 3.1 miles

Morpeth - 19 miles

Newcastle City Centre - 34 miles

Newcastle Airport - 34 miles

#### Tenure: Freehold

Title Number - ND218530

Local Authority: Northumberland County Council

Council Tax Band F - £3,819.98

#### Energy Performance Certificate

Current Rating B

#### Viewings

Strictly by appointment with the Selling Agents

#### What3Words

w3s///newest.spectacle.bridge





| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         | 92 A      |
| 81-91 | B             | 84 B    |           |
| 69-80 | C             |         |           |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

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

1968 ft<sup>2</sup>

182.9 m<sup>2</sup>

Reduced headroom

3 ft<sup>2</sup>

0.3 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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