PURVIS COURT, ALNWICK, NE66

Offers Over £490,000

BRUNTON
RESIDENTIAL

13:00
AMAZING FANTASY
SPIDER MAN
THE INVINCIBLE
IRON MAN
BIG PREMIERE ISSUE

BRUNTON
RESIDENTIAL

Beautifully Presented Modern Detached Family Home Boasting Close to 1,800 Sq ft with a Superb Open Plan Living Dining & Kitchen Space, Great Lounge, Four Excellent Bedrooms, Family Bathroom plus Two En-Suites, Off Street Parking, Garage & Delightful Lawned Rear Gardens.

This excellent, modern detached family is ideally located on the desirable Purvis Court within the new Peters Mill Development, Alnwick, offering a high-quality finish and a particularly impressive standard of presentation throughout.

The property itself has been thoughtfully enhanced to create a stylish and highly practical living environment, with a wealth of outstanding bespoke cabinetry and luxurious stone surfaces throughout, dedicated cinema room and converted home gym providing distinctive features rarely found together. The impressive open-plan kitchen, dining and family room forms the heart of the home, with bi-fold doors opening onto the garden, whilst two of the bedrooms benefit from en-suite facilities.

Peters Mill is ideally positioned for enjoying Alnwick, with its historic town centre offering a wide selection of shops, cafés, restaurants and everyday amenities. Alnwick Castle and Alnwick Garden are close by, while the surrounding Northumberland countryside and nearby coastline provide excellent opportunities for walking and outdoor recreation. The area also offers convenient road connections towards the desirable market town of Morpeth, the City of Newcastle and out to the wider North East.

BRUNTON
RESIDENTIAL

BRUNTON
RESIDENTIAL

The internal accommodation comprises: The property is entered via an entrance hall, with stairs rising to the first-floor landing and a useful under-stair storage cupboard. To the left is the lounge, a beautifully presented reception room featuring an impressive bespoke media wall finished with Italian stone surfaces, with integrated shelving and display cabinetry creating a dedicated and stylish space for relaxing and entertaining.

At the end of the hallway is the superb, open-plan kitchen, dining and family space, creating a spacious and sociable heart to the home. The kitchen has been beautifully fitted with a contemporary range of dark cabinetry, contrasting work surfaces and a substantial central island with breakfast seating. There is excellent storage and integrated appliances, while the adjoining dining and family areas provide generous space for both everyday living and entertaining. Bespoke cabinetry has been incorporated into the space, adding both practicality and a high-quality finish. Bi-folding doors then open out directly onto the rear garden, creating a wonderful connection between the indoor and outdoor spaces. To the right of the kitchen, dining and family space is a useful utility room, providing further cabinetry, worktop space and appliance provision, together with direct access to the rear garden. The utility room also provides access to the convenient ground-floor WC.

Stairs rise to the first-floor landing, providing access to four bedrooms and the family bathroom. The master bedroom is a generous and beautifully presented room with extensive bespoke fitted cabinetry, including the incorporation of white stone surfaces, providing excellent storage and a particularly polished finish. The room benefits from its own en-suite shower room. A second bedroom also benefits from an en-suite shower room, while the two remaining bedrooms provide further comfortable accommodation.

The family bathroom is beautifully appointed, with a contemporary finish, bath and separate walk-in shower, together with WC and wash hand basin. The overall presentation throughout the first floor is bright, stylish and exceptionally well maintained.

The property has been substantially improved by the current owners, including excellent decoration, window fittings, lighting and flooring, all completed to a high specification. The former garage has also been repurposed to create a dedicated home gym, providing valuable additional space for exercise and leisure.

Externally, the property benefits from a generous rear garden, predominantly laid to lawn with a paved seating area immediately outside the bi-fold doors. The garden provides an excellent space for outdoor dining, entertaining and family use, while the enclosed layout offers a pleasant degree of privacy.

Well presented throughout, early viewings are deemed essential.

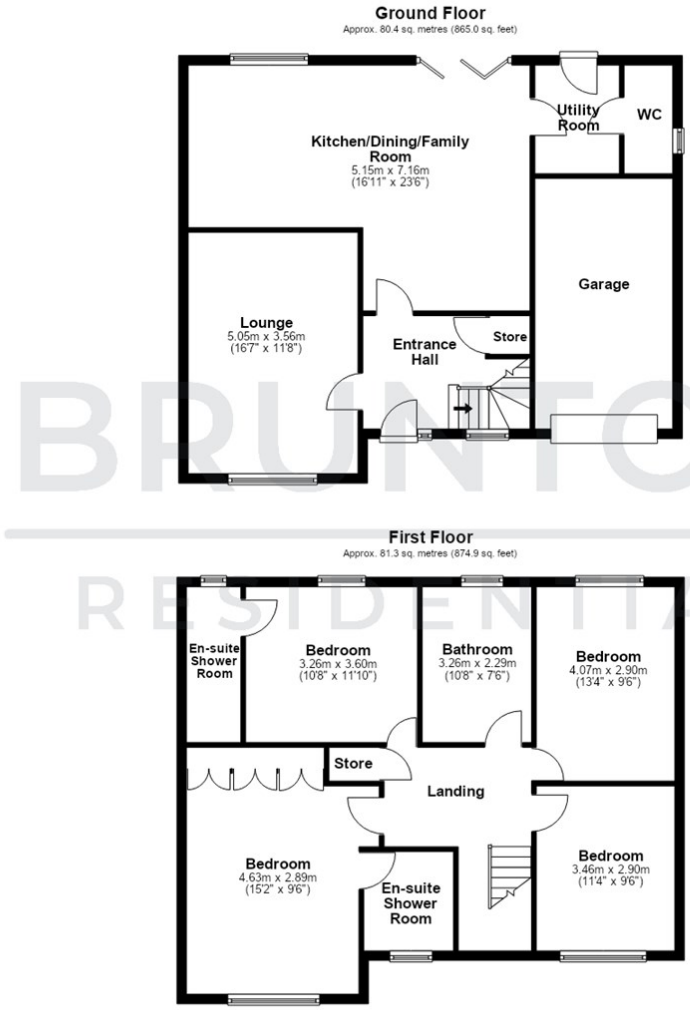
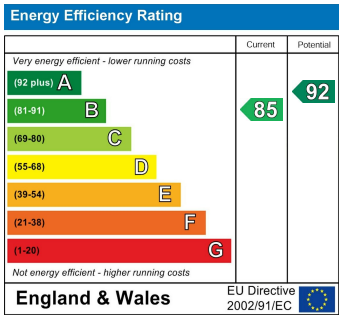
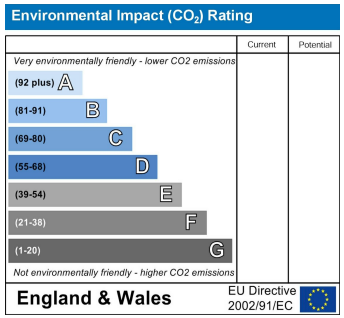
BRUNTON
RESIDENTIAL

TENURE : Freehold

LOCAL AUTHORITY : Northumberland CC

COUNCIL TAX BAND : E

EPC RATING : B



Total area: approx. 161.6 sq. metres (1739.9 sq. feet)