



Colliers Close Shilbottle

- Semi-detached
- Three bedrooms
- Large garage
- Garden studio/Home office
- Master bedroom with ensuite
- Parking for multiple vehicles

Guide Price: **£240,000**



25 Colliers Close Shilbottle, Alnwick Northumberland NE66 2HY

Located in a quiet area of Shilbottle, this former bungalow has been extended and developed and now offers two bedrooms downstairs, and a large master bedroom on the first floor that has its own ensuite bathroom. The integral garage is ideal for someone that needs lots of storage space, or plenty of room around a car whilst it is parked inside. In addition, there is a detached garden 'studio' which would be ideal as a home office or playroom. The interior of the property has been finished to a high standard and the lounge features a characterful inglenook fireplace with a wood burning stove. Both the kitchen and bathroom have been refitted with contemporary units, and the bathroom has the added advantage of a separate shower cubicle as well as the bath. The large lawn garden at the rear is private and enclosed, whilst the front has a substantial block-paved drive with ample space for multi-vehicle parking.



HALL

Laminate flooring | Downlights | Storage cupboard housing the oil boiler | Staircase to first floor

LOUNGE 11' 5" x 18' 2" max (3.48m x 5.53m max)

Double glazed window and door | Inglenook style fireplace with wood burning stove and feature fire surround | Part carpet and laminate flooring | TV ariel point | Telephone point



KITCHEN 19' 2" x 7'10 min 8' 9" max (5.84m x 2.39m min 2.66m max)

Double glazed window and door | Base units including pan drawers and cutlery drawers | Stainless steel sink | Induction hob | Extractor hood | Electric oven | Integrated microwave | Integrated dishwasher | Space for fridge/freezer | LVT flooring | Radiator | Downlights | Space for table and chairs

BEDROOM TWO 9' 8" x 14' 2" (2.94m x 4.31m)

Double glazed window | Laminate flooring | Coving to ceiling | Radiator

BEDROOM THREE 9' 3" x 9' 0" (2.82m x 2.74m)

Double glazed window | Laminate flooring | Radiator | Storage cupboard | Coving to ceiling



GROUND FLOOR BATHROOM

Double glazed frosted window | Half panelled walls | Bath | Pedestal wash hand basin | Close coupled W.C. | Walk-in shower cubicle with glass screen and electric shower | Downlights | Radiator

FIRST FLOOR LANDING

Storage cupboard | Loft access

BEDROOM ONE 24' 3" max plus wardrobes x 14' 10" max (7.39m max plus wardrobes x 4.52m max)

Restricted head height
Double glazed window | Double glazed Velux window | Radiator | Downlights | Door to ensuite

ENSUITE

Bath with tiled surround | Close coupled W.C. | Wash hand basin with cabinet | Downlights | Extractor fan | Radiator

GARAGE 27' 1" x 15' 0" (8.25m x 4.57m)

Electric roller door | Power and light | Base units and work surface | Stainless steel sink | Space for washing machine and tumble dryer | Dog cage

STUDIO 18' 4" x 8' 10" (5.58m x 2.69m)

Double glazed windows and French doors | Space for fridge | Fitted bench seat | Power and downlights

EXTERNALLY

Front block paved driveway for multiple vehicles | Side of property has a cold water tap and power point | Rear garden is lawned | Planted borders | Decked area | Garden studio/home office |

PRIMARY SERVICES SUPPLY

- Electricity: Mains
- Water: Mains
- Sewerage: Mains
- Heating: Oil
- Broadband: Fibre
- Mobile Signal Coverage Blackspot: No
- Parking: Garage with large gated driveway

MINING

The property is not known to be on a coalfield and not known to be directly impacted by the effect of other mining activity. The North East region is famous for its rich mining heritage and conformation should be sought from a conveyancer as to its effect on the property, if any.

MATERIAL / CONSTRUCTION ABNORMALITIES

We have been informed that the property is of non-standard construction - Concrete

TENURE

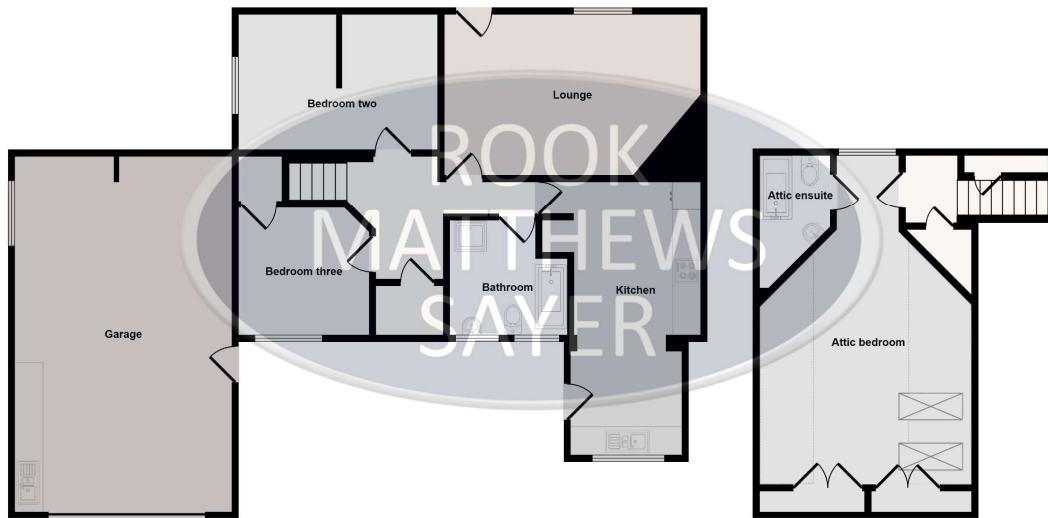
Freehold. It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

COUNCIL TAX BAND: A | EPC RATING: D

AL008692/DM/RJ/26.03.2024/V2



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		



Ground Floor

First Floor

Colliers Close, Shilbottle

Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Version 1

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Money Laundering Regulations – intending purchasers will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We will also use some of your personal data to carry out electronic identity verification. This is not a credit check and will not affect your credit score.

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