

**FINAL
PLOT**



The Duke

Allerburn Manor, Alnwick

- Executive detached home
- Five bedrooms
- Three bedrooms with ensembles
- Open plan kitchen & dining
- Double garage & gardens
- Exclusive development

Price: £699,950

**ROOK
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SAYER**

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The Duke

Plot 16, Allerburn Manor, Alnwick Northumberland NE66 2NJ

Situated in the heart of Northumberland within the historic town of Alnwick, Allerburn Manor is a luxury development of four and five bedroom properties located near Alnwick Gardens and within walking distance to the town centre.

This five-bedroom executive home offers sizeable rooms and modern open plan living space. The downstairs comprises a spacious lounge to the front, and a modern open plan kitchen/diner/family room at the rear with bi-fold doors leading out to a generous size rear garden. A utility and W.C. complete the ground floor accommodation, and internal access to the garage is via the utility room.

Four of the five bedrooms upstairs are double rooms. Three of the double rooms have ensuites, and there is a main bathroom and large storage cupboard off the landing.

HALL

Double composite door | Staircase to first floor | Understairs cupboard | Radiator | Doors to lounge and dining/kitchen | Chrome sockets

LOUNGE 20' 0" x 11' 7" (6.09m x 3.53m)

Double glazed windows to front and side | Radiators | Chrome sockets

KITCHEN/DINING ROOM 12' 9" x 30' 3" (3.88m x 9.21m)

DINING/LIVING AREA 16' 5" x 12' 9" (5.00m x 3.88m)

Double glazed bi-fold doors | Radiator | Chrome sockets

KITCHEN AREA 13' 10" x 12' 9" (4.21m x 3.88m)

Double glazed window | Fitted units | Central island with Induction hob and Extractor hood | Silestone worksurface | Undercounter 1.5 sink | AEG electric oven | AEG electric combi micro oven | Integrated AEG dishwasher | Integrated AEG fridge/freezer | Downlights | Door to utility

UTILITY

Double glazed frosted glass external door to side | Base units with Silestone worksurfaces | 1.5 sink | Space for washing machine | Radiator | Door to W.C., and door to double garage

W.C.

Double glazed frosted window | Wash hand basin with drawer cabinet | Concealed cistern W.C. | Part tiled walls | Chrome ladder heated towel rail

FIRST FLOOR LANDING

Radiator | Large storage cupboard | Cupboard housing hot water tank | Loft access

BEDROOM ONE 15' 4" x 15' 2" max (4.67m x 4.62m max)

Double glazed windows | Radiator | Door to ensuite

ENSUITE

Double glazed frosted window | Tiled double shower cubicle with mains rainfall shower over and hair wash shower | Concealed cistern W.C. | Wash hand basin with drawer unit | Chrome ladder heated towel rail | Tiled floor | Downlights

BEDROOM TWO 11' 6" x 12' 9" (3.50m x 3.88m)

Double glazed window | Radiator | Door to ensuite

ENSUITE

Double glazed frosted window | Tiled double shower cubicle with mains rainfall shower over and hair wash shower | Concealed cistern W.C. | Wash hand basin with drawer unit | Chrome ladder heated towel rail | Tiled floor | Downlights



BEDROOM THREE 10' 6" x 13' 6" (3.20m x 4.11m)

Double glazed window | Radiator | Door to ensuite

ENSUITE

Double glazed frosted window | Tiled double shower cubicle with mains rainfall shower over and hair wash shower | Concealed cistern W.C. | Wash hand basin with drawer cabinet | Part tiled walls | Downlights | Chrome ladder heated towel rail

BEDROOM FOUR 13' 6" x 9' 8" (4.11m x 2.94m)

Double glazed window | Radiator

BEDROOM FIVE 13' 6" x 7' 9" (4.11m x 2.36m)

Double glazed windows | Radiator

BATHROOM

Bath with rainfall shower over and hair wash shower | Concealed cistern W.C. | Wash hand basin with drawer cabinet | Chrome ladder heated towel rail | Downlights

DOUBLE GARAGE 17' 9" x 17' 5" (5.41m x 5.30m)

Two electric doors | Light and power

EXTERNAL

Block paved driveway to garages | Lawned area to front | Rear garden

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Gas

Broadband: NONE INSTALLED TO PROPERTY

Mobile Signal Coverage Blackspot: No

Parking: Double garage and 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 confirmation should be sought from a conveyancer as to its effect on the property, if any.

AGENTS NOTE

Please note that the photograph used is for illustration purposes only and is not of the actual plot that is available. The design may be subject to alteration and change by the builder, and therefore may differ from the illustration. The property's floorplan has been provided by the builder and may be subject to change and alteration, and therefore may differ from the illustration. We refer you to the builder for confirmation of the layout and design before proceeding.

ACCESSIBILITY

Step-free access to the front door.

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

Service Charge: £498.39 per annum *This figure has been supplied as a guide for the initial Services Charges only; the actual figure may be subject to change when the Service Charge invoices are issued for payment.

RESERVATION PROCESS

A reservation process is in place and is conducted by Ascent Homes. There is a £500 reservation fee and exchange of contracts is expected within 4-6 weeks.

COUNCIL TAX BAND: Unknown at present

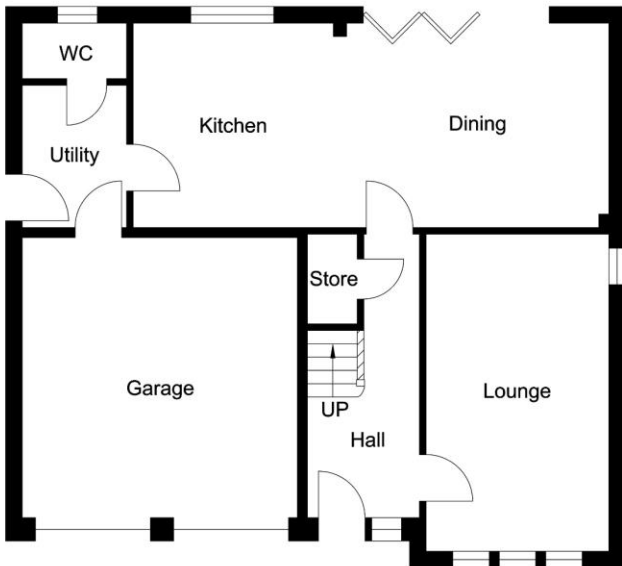
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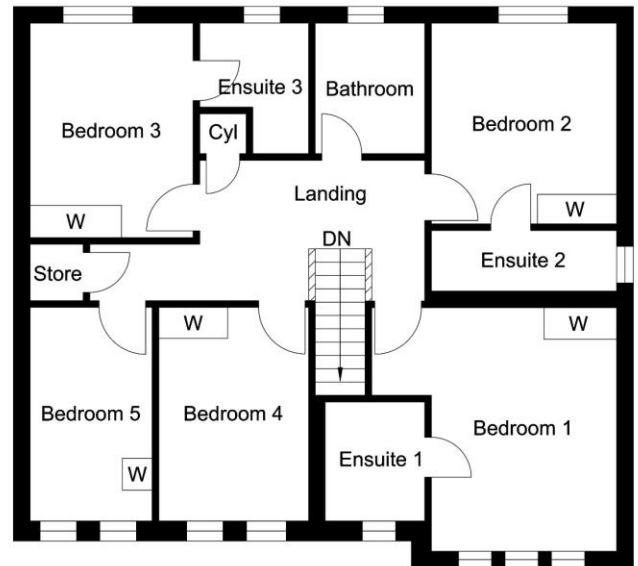




Score	Energy rating	Current	Potential
92+	A		
81-91	B	85 B	90 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Ground Floor



First Floor

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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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.

16 Branches across the North-East

