



Garden Terrace

Shilbottle

- Detached bungalow
- Three bedrooms
- Master bedroom ensuite
- Conservatory
- Large gardens
- Double garage

Guide Price: **£395,000**

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Oaklea

Garden Terrace, Shilbottle, Alnwick, Northumberland NE66 2HX

Extensive beautiful gardens surround this impressive detached bungalow which is situated on a substantial size plot in an enviable location overlooking open fields and beyond to the coast. The large drive at the front offers multi vehicle parking and may particularly suit a buyer with a motorhome, van, horse box or boat that they wish to store on site within the grounds. The double garage provides further parking spaces or a useful storage area.



The layout of the accommodation is arranged around a central hall with most of the rooms leading off. Three cupboards in the hall provide useful storage. The lounge has a pleasant aspect with French doors to the side that lead out to a patio area in the large side garden, whilst the French doors at the rear lead through to a conservatory that overlooks the stunning rear garden. Double doors link the lounge to the dining room and dining kitchen. Having been recently refurbished by the current owners, the dining kitchen is fitted with stunning quality contemporary units with integrated appliances and stylish quartz worktops. An ensuite shower room with twin wash-hand basins accompanies the main bedroom which also includes fitted wardrobes. The second bedroom is a spacious double, whilst the third bedroom is currently used as a home office.



This is a fantastic opportunity to acquire a property with large gardens and located in a quiet peaceful area away from a main road but within a village community with amenities such as: a local primary school, chemist, convenience shop and the well-regarded 'Running Fox' artisan café and bakery. The East Coast Main Line rail service at Alnmouth station is less than four miles away, and the beach at Alnmouth is within approximately 5 miles. The village of Shilbottle is convenient for access to the A1 main road, and the nearby historic town of Alnwick where there is a range of shops, schools, retail and leisure facilities.

HALL

Double glazed entrance door | Radiator | Three storage cupboards

LOUNGE 19' 11" x 13' 4" (6.07m x 4.06m)

Double glazed external French doors to side garden | French doors and windows to conservatory | Coving to ceiling | Radiator | Fireplace with electric fire | Double doors to dining room | Door to hall

DINING ROOM 10' 4" x 10' 5" (3.15m x 3.17m)

Double glazed window | Radiator | Coving to ceiling | Double doors to lounge | Doors to Hall and kitchen



KITCHEN 17' 7" x 9' 1" into recess (5.36m x 2.77m into recess)

Double glazed window | Radiator | Downlights | Fitted units with quartz worksurfaces incorporating; stainless-steel sink, water filter tap, Siemens two self-cleaning fan ovens, Siemens integral dishwasher, Siemens induction hob, extractor hood, integrated fridge

UTILITY 7' 5" x 6' 9" (2.26m x 2.06m)

Double glazed window | Double glazed external door to rear garden | Central heating boiler | Part tiled walls | Fitted units incorporating; stainless-steel sink, space for washing machine, integral microwave, integral freezer

BEDROOM ONE 14' 8" x 11' 0" to front of wardrobe (4.47m x 3.35m)

Double glazed window | Radiator | Fan-light | Fitted wardrobes and dressing table

ENSUITE

Fully tiled walls and floor | Chrome mains towel radiator | Wall mounted vanity units | Downlights | uPVC panelled ceiling | Tiled double shower cubicle with electric shower | Fitted bathroom furniture incorporating twin wash-hand basins and WC.

BEDROOM TWO 10' 9" x 10' 9" (3.27m x 3.27m)

Double glazed window | Radiator | Double fitted wardrobe

BEDROOM THREE 8' 5" x 7' 2" (2.56m x 2.18m)

Double glazed window | Radiator | Fitted single wardrobe

BATHROOM

Double glazed frosted window | Fully tiled walls and floor | Chrome mains towel radiator | Fitted cupboards with integrated wash-hand basin | Bath | Downlights | uPVC panelled ceiling

CONSERVATORY 10' 10" x 10' 9" (3.30m x 3.27m)

Double glazed windows | Double glazed French doors to garden | Tiled floor | Spotlights

GARAGE 18' 5" x 16' 5" (5.61m x 5.00m)

Double glazed window | Doors to rear and side | Two up and over garage doors | Water, power and lighting

EXTERNALLY

Driveway leading to the double garage | Lawned gardens to front, side and rear | Patio areas | Mature planting, shrubs and trees | Vegetable garden | Two greenhouses

PRIMARY SERVICES SUPPLY

- Electricity: Mains
- Water: Mains
- Sewerage: Mains
- Heating: LPG gas
- Broadband: Fibre
- 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 conformation should be sought from a conveyancer as to its effect on the property, if any.

RESTRICTIONS AND RIGHTS

Protected Bats – Box in tree

TENURE

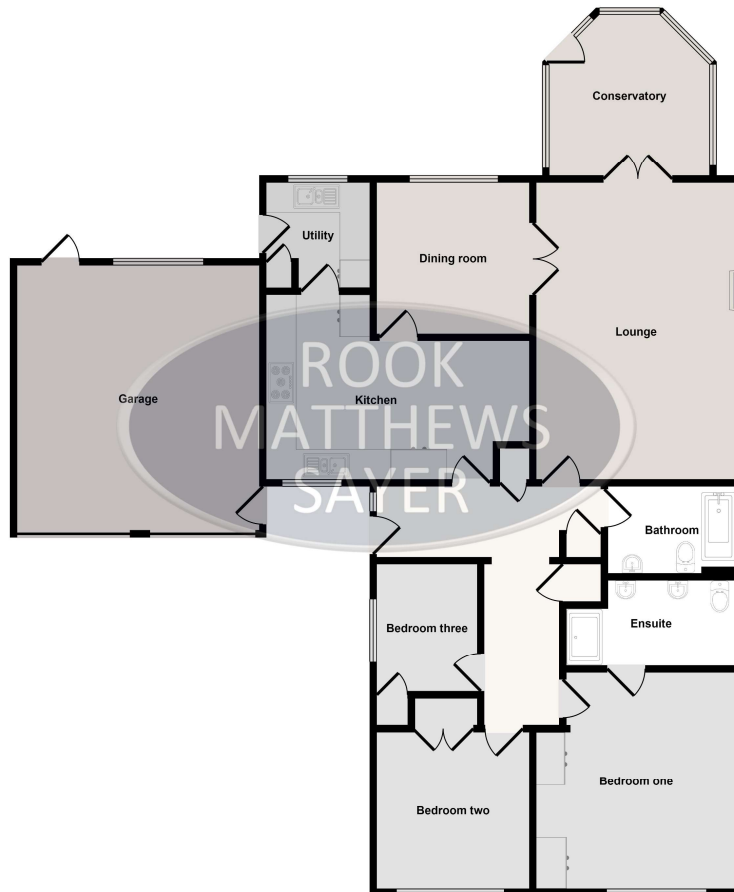
Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

COUNCIL TAX BAND D | EPC RATING E

AL008779/DM/RJ/05.06.2024/V2

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		65 D
39-54	E	48 E	
21-38	F		
1-20	G		





Floorplan

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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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