

Allerburn Lea Alnwick

Detached house

• Two garages

- Four bedrooms
- Ensuite to master

- No chain
- Large drive

Guide Price **£340,000**

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61 Allerburn Lea Alnwick NE66 2NQ

Situated within a quiet cul-de-sac on Allerburn Lea in a desirable location near to Alnwick gardens, this sizeable detached family home occupies a superb private plot with the advantage of an integral and separate detached single garage. The wide drive is ideal for multivehicle parking that may particularly suit a buyer with a campervan or a large family with additional cars. The integral garage could be used as a utility, or perhaps converted to another reception room. The bright and spacious living and dining room flows seamlessly through bi-fold doors to the conservatory at the rear. In addition to the downstairs W.C. and main bathroom, the master bedroom has its own ensuite wet room, and the two largest bedrooms include fitted wardrobes and cupboards. At the rear, the well-maintained gardens feature levelled lawn and patio areas, and a useful secluded block-paved area to the side of the house.

ENTRANCE VESTIBULE

Double glazed entrance door | Radiator | Laminated floor | Coving to ceiling | Glazed door to hall | Door to W.C.

w.c.

Double glazed frosted window | Radiator | Laminate floor | Close coupled W.C. | Fitted cabinet with integrated wash hand basin | Part tiled walls

HALL

Staircase to first floor | Radiator | Laminate floor | Understairs cupboard | Coving to ceiling | Doors to lounge, kitchen, garage and entrance vestibule

LOUNGE \ DINNING ROOM 22' 2" x 11' 2" (6.75m x 3.40m)

Double glazed bay window | Laminate floor | Radiators | Fireplace with gas fire | Bi-fold doors to conservatory | Coving to ceiling

CONSERVATORY 10' 5" x 10' 3" (3.17m x 3.12m)

Double glazed windows and doors | Laminate floor | Power sockets

KITCHEN 9' 4" x 14' 11" (2.84m x 4.54m)

Double glazed window | Double glazed door | Radiator | Laminate floor | Fitted wall and base units | Gas hob | Double electric oven | Extractor hood | 1.5 Stainless steel sink | Space for American fridge freezer | Integrated dishwasher | Part tiled walls

LANDING

Loft access | Doors to bedrooms and bathroom

BEDROOM ONE 11' 6" x 14' 2" (3.50m x 4.31m)

Double glazed window | Radiator | Fitted wardrobes incorporating drawers, shelves and hanging rails

ENSUITE WET ROOM

Double glazed frosted window | Wet wall panels | Close coupled W.C. | Wash hand basin cabinet | Main shower | Chrome ladder style heated towel rail | Extractor fan

BEDROOM TWO 8' 10" x 12' 8" (2.69m x 3.86m)

Double glazed window | Radiator | Integral large wardrobe with hanging rail, shelves and separate storage cupboard

BEDROOM THREE 10' 1" x 10' 4" (3.07m x 3.15m) Double glazed window | Radiator

BEDROOM FOUR 9' 2" x 8' 10" (2.79m x 2.69m) Double glazed window | Radiator

BATHROOM

Double glazed frosted window | Radiator | Part tiled walls | Extractor fan | Pedestal wash hand basin | Close coupled W.C. | Chrome ladder style heated towel rail | Bath with mains shower

INTERGRAL GARAGE 18' 7" x 8' 2" (5.66m x 2.49m)

Up and over garage door | Fitted units incorporating a stainless steel sink | Plumbing for a washing machine | Space and vent for tumble dryer | Central heating boiler (Worcester) | Shelving

DETACHED GARAGE 15' 6" x 8' 6" (4.72m x 2.59m)

Up and over garage door | Door to rear | Light and power | Overhead storage

FRONT GARDEN

Extended wide drive | Lawn | Gate access to rear of property

REAR GARDEN

Terraced with railway sleeper retainers | Feature planting | Patio areas | Fenced boundaries | Side block-paved courtyard area

PRIMARY SERVICES SUPPLY

Electricity: Mains Water: Mains Sewerage: Mains Heating: Gas central heating Broadband: Cable. Fibre broadband is available in the area. Mobile Signal Coverage Blackspot: No Parking: Private drive and garage parking

ACCESSIBILITY

Wet room to ensuite

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: Currently being prepared

AGENTS NOTE

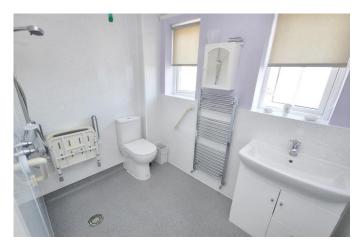
The sale of this Property will be subject to Grant of Letters of Administration from the Probate Registry. We ask that interested parties seek guidance as to the potential timeframes involved for this purchase with their Conveyancer.

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