



## Allerburn Lea Alnwick

- Detached house
- Four bedrooms
- Ensuite to master
- Two garages
- No chain
- Large drive

Guide Price **£340,000**

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ROOK  
MATTHEWS  
SAYER

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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 multi-vehicle 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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