



Tyelaw Meadows Shilbottle

- Freehold Detached House
- Four bedrooms
- Garage and parking
- West facing rear garden
- Ensuite to master
- No chain

Guide Price **£250,000**

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88 Tyelaw Meadows Shilbottle NE66 2JJ

Available with no chain and offering a tremendous amount of living space, this four bedroom detached house in Shilbottle is a superb family home that includes a garage and drive, as well as the bonus of a west facing rear garden. The location is popular due to its nearby proximity to Alnwick and good access to the A1, as well as having a local Primary School.

The accommodation offers spacious rooms and in addition to the dining kitchen and lounge, there is a third reception area open to the lounge that could be used as a formal dining room, or would make a fantastic playroom for children. It is rare that houses in this price bracket include so much living space, and the bedrooms are all well-proportioned. The master bedroom has its own ensuite shower room, whilst the other bedrooms use the main family bathroom and there is a downstairs W.C. too. The side access path also leads out at the rear to a parking area and the location of the garage.



HALL

Double glazed entrance door | Double glazed window | Radiator | Staircase to first floor | Doors to kitchen and lounge and W.C. | Understairs storage

LOUNGE

14' 4" x 15' 10" (4.37m x 4.82m)

Double glazed frosted door and window | Coving to ceiling | Arch to dining room



DINING ROOM

14' 4" x 8' 8" (4.37m x 2.64m)

Double glazed window | Radiator

DINING KITCHEN

16' 0" x 9' 7" (4.87m x 2.92m)

Double glazed window | Double glazed door to side | Radiator | Fitted wall and base units | Stainless steel sink | Gas hob | Electric oven | Extractor hood | Space for fridge freezer

DINING AREA

9' 7" x 8' 10" (2.92m x 2.69m)

Double glazed window | Radiator | Double doors to hall | Coving to ceiling | Opening to kitchen



W.C.

Pedestal wash hand basin | Close coupled W.C. | Radiator | Extractor fan

BEDROOM ONE

8' 11" x 14' 9" (2.72m x 4.49m)

Double glazed window | Radiator

ENSUITE

5' 9" x 6' 2" (1.75m x 1.88m)

Double glazed frosted window | Radiator | tiled shower cubicle | Part tiled walls | Pedestal wash hand basin | Extractor fan

BEDROOM TWO**8' 11" x 14' 9" (2.72m x 4.49m)**

Double glazed window | Radiator

BEDROOM THREE**9' 10" x 8' 2" (2.99m x 2.49m)**

Double glazed window | Radiator

BEDROOM FOUR**11' 0" x 8' 9" (3.35m x 2.66m)**

Double glazed window | Radiator

BATHROOM

Double glazed frosted window | Pedestal wash hand basin | Bath with tiled surround and mains shower | Shower cubicle with main shower rain head hand held attachment | Extractor fan | Ladder style heated towel rail

GARAGE**18' 3" x 8' 6" (5.56m x 2.59m)**

Up and over door | overhead storage | Lights and power

REAR GARDEN

Raised lawn | Patio | Summer house | Cold water tap | Access gate to side of property and steps up to garage and parking

PRIMARY SERVICES SUPPLY

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: GAS

Broadband: FTTC

Mobile Signal Coverage Blackspot: We have not encountered a blackspot for phone reception

Parking: Garage with allocated parking space

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:** To Follow

SPACE FOR EPC GRAPH

AL008731.DJM.KM.22/07/24.V.1





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