



Tyelaw Meadows Shilbottle

A beautifully presented four bedroom detached house located on a popular modern estate just outside the historic town of Alnwick in Northumberland. The village of Shilbottle is conveniently positioned with good access to the A1 main road, and only 3 miles to the East coast main line station at Alnmouth. The property offers spacious rooms and the benefit of a downstairs W.C., utility, integral garage, and an ensuite to the master bedroom.

Guide Price **£285,000**

ROOK
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SAYER

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Shilbottle NE66 2JJ

ENTRANCE HALL

Double glazed entrance door and window | Radiator | Tiled floor | Covings to ceiling | Spindle staircase | Door to lounge and kitchen

LOUNGE 18' 2" (INTO BAY) x 11' 1" (5.53m x 3.38m)

Double glazed bay window | Radiator | Fireplace incorporating a living flame effect gas fire | Covings to ceiling | Double doors to dining room | Door to hall



DINING ROOM 10' 0" x 10' 1" (3.05m x 3.07m)

Double glazed French doors | Covings to ceiling | Radiator | Double doors to lounge | Door to kitchen

KITCHEN

Double glazed window | Tiled floor | Covings to ceiling | Downlights | Storage cupboard | Plinth convection heater | Doors to hall and utility | Fitted wall and base units | Gas hob with extractor hood | Electric oven | Single stainless steel sink | Integrated fridge freezer | Tiled splash backs

UTILITY

Double glazed door to garden | Tiled floor | Covings to ceiling | Fitted units | Stainless steel sink | Space for dishwasher | Space for washing machine | Tiled splash backs | Wall mounted central heating boiler | Extractor fan | Doors to W.C. and kitchen



W.C.

Double glazed frosted window | Tiled floor | Radiator | Close coupled W.C. | Pedestal wash hand basin with tiled splash backs | Covings to ceiling

FIRST FLOOR LANDING

Covings to ceiling | Loft access hatch | Doors to bedrooms and bathroom | Storage cupboard

BEDROOM ONE 14' 4" x 13' 8" (4.37m x 4.16m)

Double glazed window | Radiator | Covings to ceiling | Two integrated double wardrobes

ENSUITE

Double glazed frosted window | Luxury vinyl floor tiles | Part tiled walls | Radiator | Extractor fan | Covings to ceiling | Pedestal wash hand basin | Close coupled W.C. | Tiled shower cubicle with mains shower |



BEDROOM TWO 11' 2" Max x 13' 9" Max (3.40m x 4.19m)

Double glazed window | Radiator | Covings to ceiling | Storage cupboard

BEDROOM THREE 12' 9" Max ' x 9' 3" (3.88m x 2.82m)

Double glazed window | Radiator | Covings to ceiling

BEDROOM FOUR / OFFICE 9' 7" x 10' 1" Max (2.92m x 3.07m)

Double glazed window | Radiator | Covings to ceiling

BATHROOM

Double glazed frosted window | Fully tiled walls and floor | Chrome ladder style heater towel rail | Extractor fan | Downlights | Shaver point | Pedestal wash hand basin | Close coupled W.C. | Bath with mains shower and glass screen

GARAGE 16' 9" x 7' 9" (5.10m x 2.36m)

Light and power

EXTERNALLY

EV charging point | Side gate access to rear garden | Mature lawn rear garden with planted trees and shrubs and a patio area | Wide drive and lawn garden to the front



PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Gas central heating with radiators

Broadband: Fibre to premises

Mobile Signal Coverage Blackspot: No blackspot

Parking: Private drive and integral garage

MINING

The North East region is famous for its rich mining heritage and therefore it will be beneficial to conduct a mining search. Confirmation should be sought from a conveyancer as to its effect on the property, if any.



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, details to follow

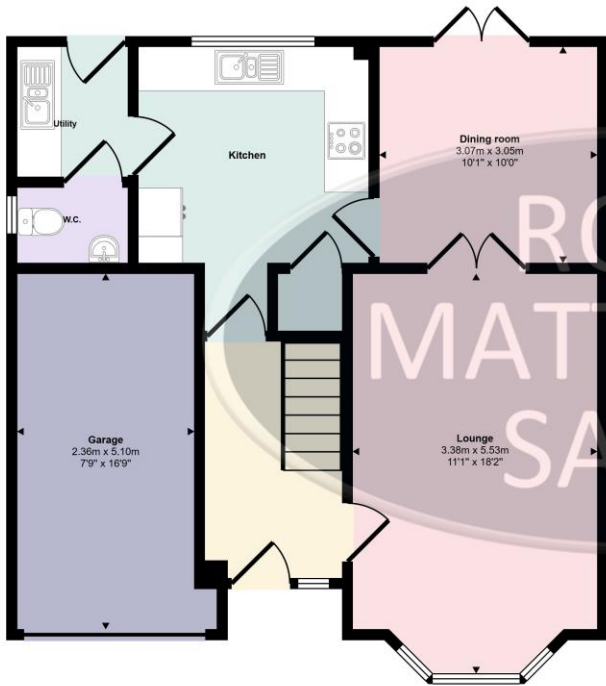
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Approx Gross Internal Area
122 sq m / 1318 sq ft

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Ground Floor
Approx 63 sq m / 678 sq ft



First Floor
Approx 59 sq m / 640 sq ft

Version 1.0

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.

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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.

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