



## Carpenters Crescent Alnwick

Occupying a commanding position on a popular residential development in Alnwick, this four-bedroom detached house is a superb family home and has the benefit of a long drive that leads to a detached garage.

The dining kitchen at the rear satisfies the desires for modern open plan space, whilst retaining a separate spacious lounge at the front. Buyers in search of a property with a study are sure to appreciate the use of either the third or fourth bedroom as a home office to enable working from home.

Whilst the front of the property enjoys an open aspect, the substantial size rear garden is laid mainly to lawn and enclosed with wall and fenced boundaries.

The Swordy Park development in which the property is situated, is conveniently located near to local schools and the popular Willowburn Retail Park and leisure facilities. It is an ideal location for easy access to the A1 main road too, as well as a short drive to the coast and the East Coast Main Line Railway Station at Alnmouth

Available with no chain, this is an ideal purchase for a buyer looking for a speedy transaction and is offered at an attractive price.

### Guide Price **£295,000**

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ROOK  
MATTHEWS  
SAYER

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# 18 Carpenters Crescent Alnwick NE66 1DD

## HALL

Double glazed composite entrance door | Radiator | Staircase to first floor | Storage cupboard | Door to lounge, dining kitchen and W.C.

## LOUNGE 10' 8" x 14' 7" (3.25m x 4.44m)

Double glazed window | Radiator

## DINING KITCHEN 17' 6" x 14' 7" (5.33m x 4.44m)

Double glazed French doors | Double glazed window | Radiator | Luxury vinyl tiled flooring | Fitted wall and base units | 1.5 Stainless steel sink | Gas hob with extractor hood | Electric oven | Integral dishwasher | Integral Fridge/Freezer | Extractor | Cupboard housing central heating boiler | Free-standing central island

## UTILITY

Base units | Integral washing machine | Extractor

## LANDING

Radiator | Access to loft | Doors to bedrooms and main bathroom

## BEDROOM ONE (rear facing) 10' 4" x 12' 4" (3.15m x 3.76m)

Double glazed window | Radiator | Fitted wardrobes | Door to Ensuite

## ENSUITE

Tiled shower cubicle with electric shower | Pedestal wash hand basin | W.C. | Radiator | Extractor

## BEDROOM TWO (front facing) 10' 11" x 10' 5" (3.32m x 3.17m)

Double glazed window | Radiator

## BEDROOM THREE (rear facing) 10' 8" (into recess) x 6' 11" (3.25m x 2.11m)

Double glazed window | Radiator

## BEDROOM FOUR (front facing) 6' 10" x 7' 4" (2.08m x 2.23m)

Double glazed window | Radiator

## BATHROOM

Bath with tiled surround | Pedestal wash hand basin | Closed coupled W.C. | Radiator | Extractor

## GARAGE

Up and over garage door | Lighting and power socket | Side door

## REAR GARDEN

Laid to lawn | Fence and wall boundaries | Feature slate shingle Seating area with arbour | Patio | Side gate access



**PRIMARY SERVICES SUPPLY**

- Electricity: Mains
- Water: Mains
- Sewerage: Mains
- Heating: Mains Gas
- Broadband: Fibre to cabinet
- Mobile Signal Coverage Blackspot: No
- Parking: Driveway leading to 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.

**AGENTS NOTE**

Our client has advised us that there is a yearly management fee payable but this has not come into effect yet for the development. Please ask the branch for more details

**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: B**

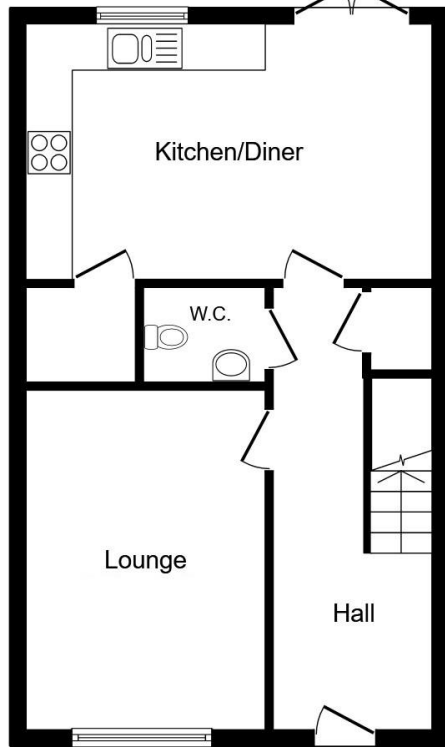
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92+	A		94 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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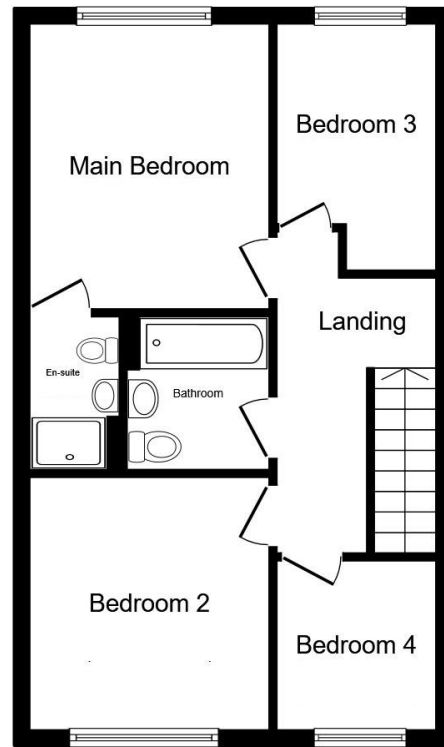




## 18 Carpenters Crecent



Ground Floor



First Floor

Version 1.0

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

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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.

16 Branches across the North-East

