



Fairfields Alnwick

- Extended Detached property
- Three bedrooms
- Master with ensuite
- Close to schools
- Corner plot



Offers over £300,000

01665 510044
3-5 Market Street, Alnwick NE66 1SS

ROOK
MATTHEWS
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www.rookmatthewssayer.co.uk
alnwick@rmsestateagents.co.uk



20 Fairfields

Alnwick

Northumberland NE66 1BT

Located on a corner plot within a popular development in Alnwick, this extended three bedroom detached house offers well-presented and spacious rooms, as well as superb outside space. The location is particularly favoured by families with children attending the local Duchess's Community high School, and is in close proximity to the retail and leisure facilities at Willowburn Park. Commuters using the A1 North or South should also find this area desirable as the main roads are easily accessible.



There have been some fantastic alterations to the property. The ground floor extension on the side of the house has created a wider and more spacious lounge and dining room. A small section of the original garage has been utilised to provide a downstairs W.C. and a sink unit with cupboards have been installed in the remaining garage space. Upstairs the main bedroom benefits from a dressing room area with fitted wardrobes and an ensuite shower room. Composite decking has been used in the rear garden to provide useful and contemporary seating areas that make the most of the sunny aspect.

The property also benefits from the installation of Solar panels that provide an efficient and cost effective additional energy supply and hot water to the property



PORCH

Double glazed entrance door | Double glazed window to front | Window to lounge | Tiled floor | Double glazed door to entrance lobby

ENTRANCE LOBBY

Staircase to first floor | Radiator | Door to lounge

LOUNGE 16'0 x 15'9 into bay (4.88m x 4.80m into bay)

Double glazed bay window to front | Feature fireplace with gas fire | Coving to ceiling | Radiator | Arch to dining room

DINING ROOM 14'1 x 10'2 (4.29m x 3.10m)

Double glazed window to side | Double glazed sliding patio door to garden | Wood flooring | Coving to ceiling | Radiator | Door to kitchen

KITCHEN 14'3 x 10'2 (4.34m x 3.10m)

Double glazed window to rear | Fitted wall and base units | Quartz work surfaces with integrated sink and drainer | Double electric oven | Gas hob | Extractor hood | Integrated dishwasher | Understairs storage cupboard | Tiled floor | Two chrome ladder heated towel rails | Downlights | Double glazed frosted door to rear garden | Double glazed frosted window to side | Door to rear lobby



REAR LOBBY

Radiator | Doors to kitchen, W.C., and utility/store room

W.C.

Close coupled W.C. | Wash hand basin | Chrome ladder heated towel rail | Wet wall panelling | Tiled floor | Extractor fan | Downlights

UTILITY/STORE ROOM 12'6 x 8'1 (3.81m x 2.46m)

Electric roller garage door | Wall mounted central heated boiler | Sink unit | Plumbing for washing machine | Light and power

FIRST FLOOR LANDING

Doors to bedrooms, bathroom and cupboard housing hot water tank | Loft access with pull down ladder to a boarded loft and double glazed Velux window

BEDROOM ONE 11'6 x 9'1 plus alcove (3.51m x 2.77m plus alcove)

Double glazed window to front | Fitted cupboards and wardrobe | Fan light | Radiator | Inset display shelf | Arch to dressing area

DRESSING ROOM 5'11 x 5'9 (1.80m x 1.75m)

Double glazed frosted window to side | Fitted wardrobes and dressing table

ENSUITE

Double glazed frosted window to rear | Fully tiled walls | Close coupled W.C. | Wash hand basin with cabinet | Shower cubicle with wet wall panelling and mains shower with body jets | Ladder heated towel rail | Downlights | UPVC panelled ceiling | Tiled floor | Extractor fan

BEDROOM TWO 12'7 x 9'6 (3.84m x 2.90m)

Double glazed window to front | Fitted mirror sliding door wardrobes | Fitted wardrobes and cupboards over bed

BEDROOM THREE 13'7 x 8'9 (4.15m x 2.67m)

Double glazed window to rear | Fitted wardrobes | Radiator

BATHROOM

Double glazed frosted window to rear | 'L' shaped bath with wet wall panelling and electric shower | Integrated W.C. and wash hand basin with cabinet | Tiled splash back | Tiled floor | Vertical radiator | UPVC panelled ceiling | Extractor fan | Downlights

EXTERNALLY

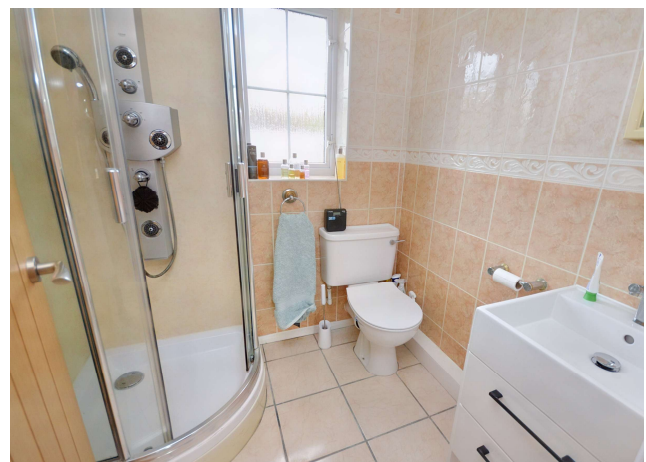
Blocked paved driveway | Sloped front lawn with mature planting | Tiered rear garden | Paved patio area | Composite decking | Wall and fence boundary | Mature planted borders | garden shed

SERVICES

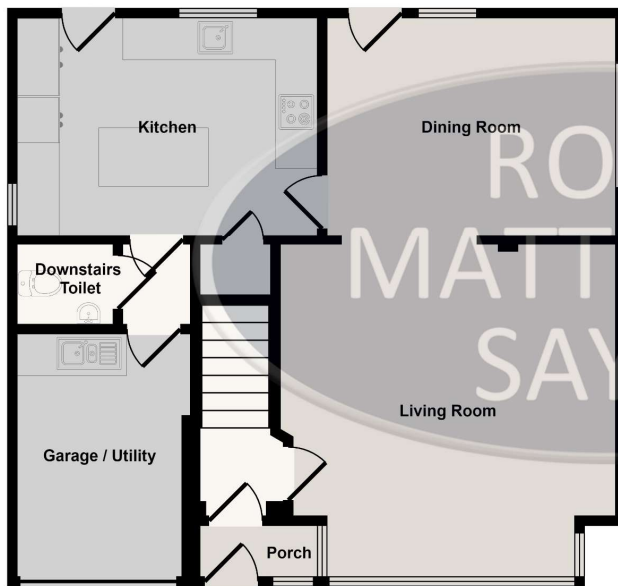
Mains electricity, gas, water and drainage | Gas central heating | Solar panels for additional hot water and electricity

TENURE - FREEHOLD | EPC RATING C | COUNCIL TAX BAND D

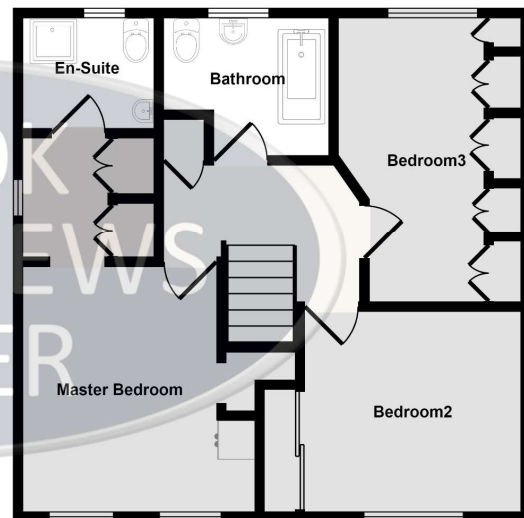
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	77 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Ground Floor



First Floor

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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