



Chapel Lands Alnwick

Offered for sale with no chain, this extended home in Alnwick is an ideal purchase for a growing family, offering four bedrooms of which the dual aspect bedroom extension above the garage takes the form of one large bedroom spanning the full depth of the house. The rear secluded garden enjoys a south facing aspect, and there are double glazed windows and gas central heating with radiators throughout the house.

Situated within the popular Chapel Lands estate, it is close to the town centre amenities, with good access to the shops and transport links.

Guide Price **£225,000**

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92 Chapel Lands

Alnwick NE66 1ES

GROUND FLOOR

HALL

The entrance hall is an airy and welcoming space with a carpeted staircase to the first floor and a useful understairs storage cupboard. Doors lead off to the lounge and kitchen

Double glazed entrance door | Double radiator | Doors to kitchen and lounge | Double electric sockets with USB | Wooden floor

LOUNGE 11' 6" x 14' 4" (3.50m x 4.37m)

Open to each other, the lounge and the walk-through dining room provide a large flexible space for relaxation and entertaining.

Large UPVC double glazed window overlooking front garden | Two single radiators | Carpeted

WALK THROUGH DINING ROOM 9' 3" x 8' 10" (2.82m x 2.69m)

Double radiator | South facing UPVC double glazed French doors | Carpeted | Door to kitchen

KITCHEN 10' 8" x 11' 5" (3.25m x 3.48m)

Accessible from both the dining room and the hall, the kitchen links the main house to the garage and is fitted with a comprehensive range of wall & base units.

Double radiator | Part-tiled walls | Large UPVC double glazed window with view of the south facing rear garden | Non-slip laminate flooring | Fire door to the garage

Fitted units incorporating; 1.5 porcelain sink | Integrated five-ring gas hob with extractor hood | Integrated double electric oven | Space for dishwasher | Space for American style fridge freezer | Double radiator | Recessed plinth lights | 4 drawer base unit | 2 deep drawers for large pans | Bottom pull out unit for condiments

GARAGE 19' 7" x 10' 4" (5.96m x 3.15m)

Up and over electric door from driveway | Wine rack attached to wall | Shelf units | Double glazed UPVC window | The rear of the garage functions as a utility area with plumbing for a washing machine and a wall-mounted central heating boiler. There is also access out to the rear garden via a double glazed UPVC door.

FIRST FLOOR

LANDING

Carpeted | Heated airing cupboard with shelves above boiler | Access to bedrooms and bathroom

BEDROOM ONE 9' 9" x 10' 6" (2.97m x 3.20m)

Front facing bedroom | Carpeted | Double sliding door fitted wardrobe | Large double glazed UPVC window | Single radiator

BEDROOM TWO 8' 6" x 11' 8" (2.59m x 3.55m)

Rear facing bedroom with view to the back garden | Carpeted | Single radiator | Large double glazed UPVC window | Sliding door fitted wardrobe almost half the length of the wall

BEDROOM THREE 20' 1" x 10' 2" (6.12m x 3.10m)

The extension on top of the garage has created one large dual aspect bedroom that includes large fitted sliding door wardrobes | Distant countryside views | Double radiator | Double glazed UPVC windows to the front and rear | Carpeted



BEDROOM FOUR 6' 9" x 9' 8" (2.06m x 2.94m)

The fourth single bedroom has an elevated fitted cabin bed with a desk and seating space below. | Carpeted | Single radiator | Double glazed UPVC window | Fitted wardrobe

BATHROOM

Bath with mixer tap incorporating a hand-held shower attachment | Fitted cupboards with an integrated wash-hand basin and toilet | Chrome ladder style heated towel rail | Fully tiled walls | Non slip laminate flooring

LOFT

Fully boarded and insulated | Access via wooden 3 section timber folding loft ladder from landing | Shelving | Light switch | Electric socket

EXTERNALLY

Both the front and rear garden are mainly laid to lawn with a selection of plants and shrubs along the perimeter. A drive at the front leads to the garage, and there are steps from the footpath up to the front door. The enclosed south-facing private rear garden has a paved patio, an electrical double weatherproof outdoor switched socket and an outside tap.

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains gas central heating

Broadband: Fibre to premises

Mobile Signal Coverage Blackspot: No blackspot

Parking: Garage and drive

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: C

EPC RATING: Currently being prepared

Space for EPC graph





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Approx Gross Internal Area
118 sq m / 1273 sq ft



Ground Floor
Approx 58 sq m / 624 sq ft



First Floor
Approx 60 sq m / 649 sq ft

Version 2.0

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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