



Somerset Avenue Alnwick

Occupying a superb plot on the modern and sought-after Peters Mill development in Alnwick, this four-bedroom Freehold detached double-fronted house with single detached garage has the advantage of not being over-looked and has an open aspect to the front and rear.

The Cousins' built properties on Peters Mill have been designed to reflect and enhance Alnwick's historic architecture. Featuring a mix of heritage brick and sandstone, there is a country village vibe to the development whilst having the town centre and retail park close at hand. The stunning beaches and coastal villages are easily accessible, as well as Alnmouth East Coast main line Railway station and the A1 main road link for commuters heading north to the Scottish borders, and south to Morpeth and Newcastle.

Guide Price **£475,000**

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29 Somerset Avenue, Peters Mill, Alnwick, NE66 2FE

GROUND FLOOR

The main entrance hall and staircase are centrally positioned and provide access to all ground floor rooms other than the utility which is off the kitchen and has an external door leading to the side of the property. The open plan nature of the downstairs means the bay window lounge at the front is open to the large living/dining/kitchen space at the rear. This vast open plan space enjoys views and access to the large rear garden through central bi-fold doors. The study at the front is a great space for a home office, and is adjacent to the downstairs W.C.



Kitchen: Fitted with a range of wall & base units with mirror quartz worktops comprising; an integrated fridge/freezer, gas five-ring hob with extractor hood, integrated electric oven and convection microwave, integrated dishwasher, and a wine fridge. The utility comprises; base unit with sink, plumbed for a washing machine, and a housed central heater boiler within a wall unit.

FIRST FLOOR

Generous size master bedroom with ensuite featuring a chrome-edged glass shower enclosure with adjustable height shower. There are three further double bedrooms and a main family bathroom fitted with premium quality white sanitaryware and a mixer tap to bath with a hand-held hair rinse.



EXTERNALLY

The approach to the level access front door is via two paved ramps with gravelled areas. The large block-paved drive to the side provides parking for two cars in addition to the visitor parking space opposite the house. The rear two tier enclosed fenced garden mainly consists of a paved and gravelled seating area, raised flower bed and a lawn. There is gate access leading to the drive and garage.



STUDY	9' 9 x 6' 3 (2.97m x 1.90m)
LOUNGE	11' 5 x 12' (3.48m x 3.65m)
DINING KITCHEN	28' 6 x 10' 11 (8.68m x 3.32m)
UTILITY	5' 10 x 6' 1 (1.78m x 1.85m)
BEDROOM ONE	13' 11 x 11' 7 (4.24m x 3.53m)
EN-SUITE	
BEDROOM TWO	11' 9 x 9' 7 (3.58m x 2.92m)
BEDROOM THREE	11' 8 x 9' 7 (3.55m x 2.92m)
BEDROOM FOUR	9' 6 x 9' 11 (2.89m x 3.02m)
BATHROOM	
GARAGE	19' 4 x 10' 4 (5.89m x 3.15m)

PRIMARY SERVICES SUPPLY

Electricity: Mains
Water: Mains
Sewerage: Mains
Heating: Mains Gas
Broadband: Fibre
Mobile Signal Coverage Blackspot: No blackspot
Parking: Driveway and 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.

BUILDING WORKS

Any known planning permissions or proposals in the immediate locality: The adjacent Story Homes Riverbrook Gardens development is still in progress.

ACCESSIBILITY

Level front door access with a paved ramp approach.

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

Common area landscape maintenance charges apply. Our client has informed us that this is in the region of £175 per year.

COUNCIL TAX BAND: E

EPC RATING: B

Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

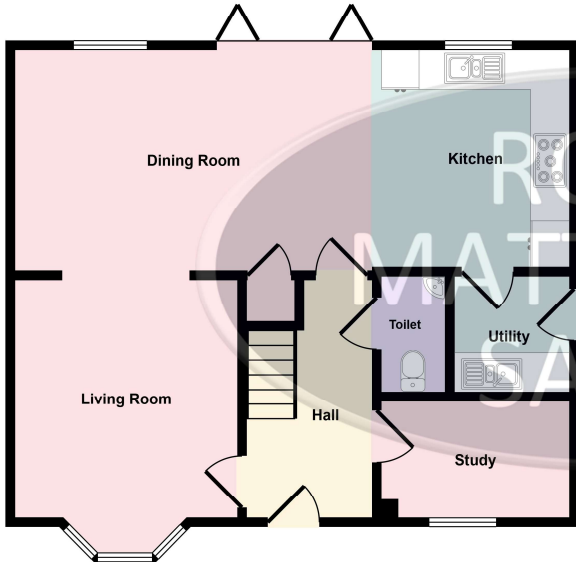
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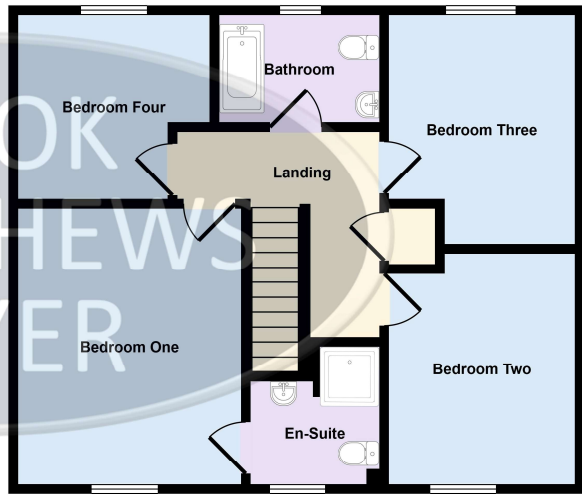


29 Somerset Avenue

Approx Gross Internal Area
124 sq m / 1338 sq ft



Ground Floor
Approx 62 sq m / 667 sq ft



First Floor
Approx 62 sq m / 671 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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