



Meadow Riggs

Alnwick

- Link detached bungalow
- Three bedrooms
- Wood burning stove
- Lounge/dining room
- Quiet location
- Garden Room

Guide Price: **£325,000**



5 Meadow Riggs Alnwick Northumberland NE66 1AP

A well-presented three bedroom bungalow located on a corner plot within a small development near to the centre of town in Alnwick. The main living space offers a light and bright open plan layout with distinct areas for relaxing, dining and cooking. The garden room extension at the rear has created a wonderful second separate reception room and leads out to a seating area on a composite deck overlooking the rear garden. Whilst the property has an elevated position with distant views to the coast, the rear lawn is relatively level and easy to maintain and features some raised vegetable beds, garden shed, small greenhouse and side gate access to the front. The attached garage is a generous size with space for a workshop area at the far end, and can also be accessed from the rear garden.

With the addition of solar panels, this property has good energy efficiency. Both the kitchen and shower room have contemporary fittings and the accommodation overall is in good condition and doesn't require updating. It is a perfect property for buyers in retirement who like to enjoy some manageable outside space and be near to the shops and amenities within this popular historic town.



VESTIBULE

Double glazed entrance door | Engineered wood flooring | Glazed door to hall

HALL

Engineered wood flooring | Radiator | Loft access hatch to a part-boarded loft with fitted shelving, light and 10" insulation | Storage cupboard



BEDROOM ONE 15' 1" x 9' 5" plus bay (4.59m x 2.87m plus bay)

Double glazed bay window | Radiator

BEDROOM TWO 11' 2" x 6' 10" plus wardrobes (3.40m x 2.08m plus wardrobes)

Double glazed window to front | Radiator | Sliding door double wardrobe

BEDROOM THREE 9' 11" x 6' 10" (3.02m x 2.08m)

Double glazed window to rear | Radiator

BATHROOM

Double glazed frosted window to rear | Tiled shower cubicle | Close coupled W.C. | Wash hand basin with cabinet | Part tiled walls | Shaver point | Chrome ladder heated towel rail | Extractor fan | Downlights

LOUNGE/DINING ROOM 25' 3" x 11' 7" (7.69m x 3.53m)

Two double glazed sliding patio doors with integral blinds to garden and garden room | Engineered wood flooring | Log burning stove | Radiators



KITCHEN 9' 11" x 11' 2" (3.02m x 3.40m)

Double glazed window | Fitted wall and base units | Stainless steel sink | Gas hob | Extractor hood | Electric oven | Integrated fridge/freezer | Integrated dishwasher | Radiator | Engineered wood flooring | Double glazed door to utility | Open to dining area

UTILITY

Space for washing machine | Shelf for Tumble Dryer | Gas meter | Double glazed door to side

GARDEN ROOM 10' 11" x 8' 8" (3.32m x 2.64m)

Sliding external double glazed doors to three sides | Laminate flooring | Double glazed Velux windows

GARAGE 23' 5" x 8' 5" (7.13m x 2.56m)

Electric roller door | Double glazed door to rear | Shelving

EXTERNAL

Lawned front garden | Driveway to garage | Side access gate to rear lawned garden | Composite decking | Raised beds | Garden shed with metal roof | Tomato house | Cold water tap | Fenced boundaries

PRIMARY SERVICES SUPPLY

- Electricity: Mains
- Water: Mains
- Sewerage: Mains
- Heating: Gas
- Broadband: Fibre
- Mobile Signal Coverage Blackspot: No
- Parking: Garage and driveway parking
- Solar Panels: Owned outright

MINING

The property is not known to be on a coalfield and not known to be directly impacted by the effect of other mining activity. The North East region is famous for its rich mining heritage and conformation should be sought from a conveyancer as to its effect on the property, if any.

AGENTS NOTE

Currently, the Vendor's details do not match the Registered Title at Land Registry. Please ask the Branch for more details.

TENURE

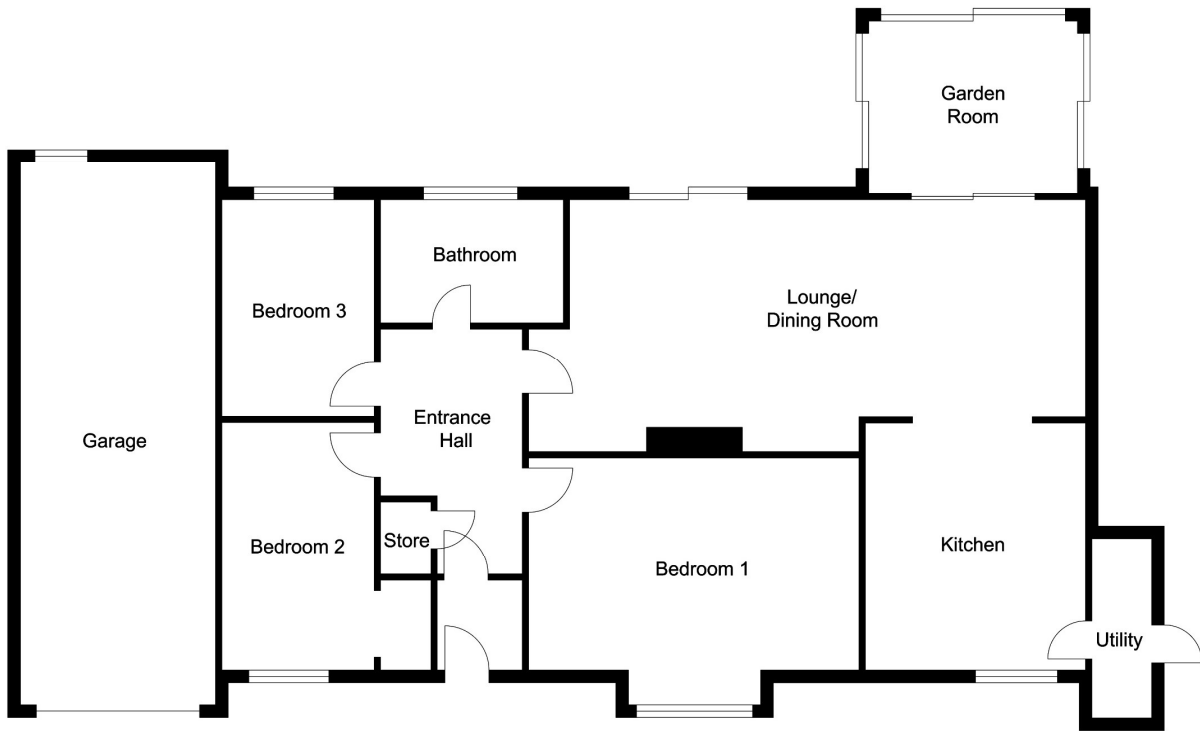
Freehold. It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

COUNCIL TAX BAND: D | EPC RATING: C

AL008746/DM/RJ/11.06.2024/V2

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





5 Meadow Riggs

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Version 1

Important Note: Rook Matthews Sayer (RMS) for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute part or all of an offer or contract. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck the measurements before committing to any expense. RMS has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyer's interests to check the working condition of any appliances. RMS has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. No persons in the employment of RMS has any authority to make or give any representation or warranty whatever in relation to this property.

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

