



### 4 bed detached house to buy in

Mercers Way, Swordy Park, Alnwick,  
Northumberland, NE66 1DE

# £340,000

🏠 x4 🚗 x2 🚻 x1

Tenure

**Freehold**

### Property features

- ✓ DETACHED FAMILY HOME
- ✓ DESIRABLE LOCATION
- ✓ CORNER PLOT
- ✓ GARAGE & DRIVEWAY PARKING
- ✓ EPC Rating B

Driveway & Garage parking

Garden

## Key Information

- ✓ Council Tax: Band D
- ✓ EPC Rating: B
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: FTTP (fibre to the premises)
- ✓ Mobile signal: Good

## Arrange a viewing

Darren Tynan  
Branch Manager  
Alnwick

01665 639110  
alnwick@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

## Description

| DETACHED FAMILY HOME | DESIRABLE LOCATION | CORNER PLOT | GARAGE & DRIVEWAY PARKING |

Pattinson Estate Agents are delighted to welcome to the market this modern four-bedroom detached family home, situated in the sought-after Swordy Park development in Alnwick which is close to the High school and amenities. The property is well presented throughout with spacious living accommodation, an enclosed garden and off street parking and garage.

The property briefly comprises; entrance hallway leading to living room, kitchen/diner with integrated hob & double oven, dishwasher, fridge freezer with utility room, and patio doors leading to the rear garden, downstairs W/C and stairs leading up. To the first floor 2 double bedrooms, main with en suite, 2 single bedrooms, and family bathroom. Externally to the front there is ample parking and a single garage, and a wrap around garden to the rear.

Alnwick hosts schooling for primary and secondary learning, and hosts a range of shops, cafes, restaurants and pubs. The beautiful Northumberland coastline is located just 3 miles away.

Alnwick is conveniently located close to the main A1 roads accessing North to Berwick and Scotland, to the South Newcastle and beyond. There is also the East coast rail line situated at Alnmouth with frequent trains running to Edinburgh, and London Kings Cross.

Contact the Alnwick branch on 01665 639110 or email alnwick@pattinson.co.uk to arrange your viewing.

Council Tax Band: D

Tenure: Freehold

Price: £340,000

Property Type: Detached House

USPs: Garden

Parking: Driveway & Garage

Year built: 2018

Construction materials: Brick and block

Roofing type: Slate tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

Water meter: Yes

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: FTTP (fibre to the premises)

Mobile signal coverage: Good

## Front External

Driveway parking and garage, grassed area.



## Entrance Hallway

## Living Room

4.47m x 3.22m (14'7" x 10'6")

Situated to the front of the property.



## Kitchen/Diner

5.28m x 3.33m (17'3" x 10'11")

To the rear elevation. Modern units with built in dishwasher, double oven & hob, integrated fridge/freezer. Patio doors leading to rear garden.



## Utility Room

With built in washing machine



## Downstairs W/C

1.80m x 1.19m (5'10" x 3'10")



## Bedroom 1

3.75m x 2.53m (12'3" x 8'3")

To the rear elevation, with built in wardrobes and en suite.



## En Suite off Bedroom 1



## Bedroom 2

3.30m x 3.11m (10'9" x 10'2")

To the front elevation



## Bedroom 3

3.19m x 2.08m (10'5" x 6'9")

To the rear elevation



## Bedroom 4

2.21m x 2.07m (7'3" x 6'9")

To front elevation



## Family Bathroom

1.99m x 1.83m (6'6" x 6'0")

Modern white 3 piece suite with shower over bath

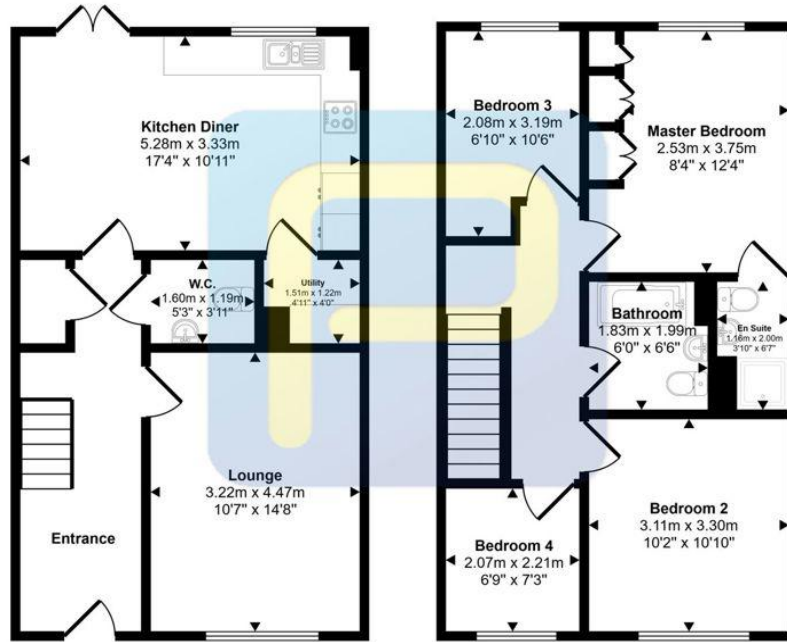


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## Rear External



Approx Gross Internal Area  
99 sq m / 1061 sq ft



Ground Floor  
Approx 49 sq m / 526 sq ft

First Floor  
Approx 50 sq m / 535 sq ft

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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			94
(81-91) <b>B</b>		84	
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

Mercers Way, Swordy Park, Alnwick, Northumberland, NE66 1DE

Contact your local branch today for more information on this property:

**19 Bondgate Without, Alnwick, Northumberland, NE66 1PY, Tel: 01665 639110,  
alnwick@pattinson.co.uk, www.pattinson.co.uk**

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