



### 3 bed detached house to buy in

Skidders Close, Swordy Park, Alnwick,  
Northumberland, NE66 1EU






# £290,000

 x 3  x 2  x 1

Tenure

**Freehold**

### Property features

-  Detached Property
-  Popular Location
-  Enclosed Garden
-  Garage and 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: FTTC (fibre to the cabinet)
- ✓ Mobile signal: Good

## Arrange a viewing

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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

## Description

| Detached | Popular Location | Enclosed Garden | Garage and Driveway Parking |

Keith Pattinson Estate Agents are delighted to welcome to the market this modern three-bedroom detached family home, situated in the sought-after Swordy Park development in Alnwick. The property is well-presented throughout, offering spacious living accommodation, a private garden, garage and off street parking, making it an excellent choice for families or those seeking a contemporary home close to local amenities.

The property on offer briefly comprises, to the ground floor; Entrance Hallway leading to the Lounge/Dining Room, Contemporary Kitchen, Downstairs W/C. To the first floor; 3 bedrooms, main with en suite and family bathroom. Externally, Front: Low-maintenance frontage with access to driveway parking and garage, Rear Garden: Enclosed by timber fencing, mainly laid to lawn, offering a safe and private outdoor space ideal for children and entertaining.

Swordy Park is a popular modern development in Alnwick, close to local schools, shops, leisure facilities, and excellent transport links via the A1, providing easy access to Newcastle, Morpeth, and the wider Northumberland area. Alnwick's historic town centre, Castle, and Gardens are just a short distance away.

Council Tax Band: D

Tenure: Freehold

Price: £290,000

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

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: FTTC (fibre to the cabinet)

Mobile signal coverage: Good

## Front External

Low-maintenance frontage with access to driveway parking and garage.

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## Entrance Hallway

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### Living Room

6.29m x 3.91m (20'7" x 12'9")

A bright and spacious reception area with modern grey décor, fitted carpets, feature light fittings, and French doors leading directly out to the rear garden.



### Kitchen

3.33m x 2.50m (10'11" x 8'2")

Fitted with a range of white gloss wall and base units, contrasting work surfaces, integrated oven, gas hob with stainless steel extractor, and stainless steel sink unit. The stylish tiled splashback adds a modern finish.



### Downstairs W/C

1.86m x 1.05m (6'1" x 3'5")

Convenient cloakroom with low-level W/C and wash hand basin, complemented by feature animal print wallpaper.



### Bedroom 1

3.56m x 2.66m (11'8" x 8'8")

A generous double bedroom with ample natural light. Built in wardrobes, En suite



## En Suite

2.07m x 1.08m (6'9" x 3'6")

Shower, wash hand basin, and low-level W/C.



## Bedroom 2

3.54m x 2.96m (11'7" x 9'8")

A good sized double bedroom situated to the rear of the property



## Bedroom 3

2.96m x 2.64m (9'8" x 8'7")

A well-proportioned single bedroom or home office to the rear elevation



## Bathroom

2.07m x 1.88m (6'9" x 6'2")

Modern three-piece suite comprising panelled bath with overhead shower, wash hand basin, and low-level W/C, finished with contemporary grey tiling.

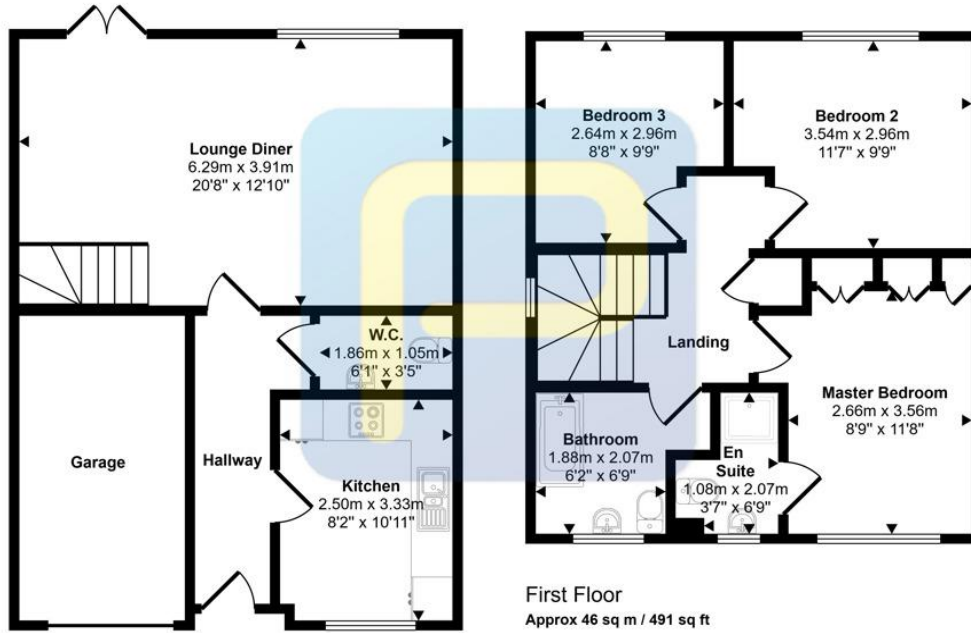


## Rear External

Enclosed by timber fencing, mainly laid to lawn, offering a safe and private outdoor space ideal for children and entertaining.



Approx Gross Internal Area  
100 sq m / 1074 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
<i>Very energy efficient - lower running costs</i>			
(92-100) <b>A</b>			94
(81-91) <b>B</b>		82	
(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>			
<i>Not energy efficient - higher running costs</i>			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

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

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