

4 bed semi-detached house to buy in NE66

Willoughby Park, Alnwick, Alnwick, Northumberland, NE66 1ET

£340,000

x 4 x 2 x 1

Tenure

Leasehold

Driveway parking

Garden

Property features

- EPC Rating B

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

An exceptional opportunity to acquire this immaculately presented four double bedroom semi-detached family home, occupying a generous double-sized garden plot within the highly sought-after Willoughby Park estate, just a short walk from Alnwick town centre. Boasting truly unrivalled elevated views across Alnwick, the iconic Alnwick Castle and surrounding countryside, this outstanding property offers spacious and highly versatile accommodation extending over three floors, perfectly suited to modern family living, professional buyers and those seeking flexible home working space.

The property has been significantly updated by the current owners and is presented to a high standard throughout, combining contemporary open plan living with practical family accommodation, plus boasts high energy performance credentials with a 'B' Energy Performance Rating. Externally, the home benefits from off-street parking for two vehicles and a substantially larger garden than typically found with similar semi-detached homes on the estate. The extensive rear garden provides excellent outdoor entertaining space and offers considerable scope for future extension, subject to the necessary local authority consents.

Willoughby Park is ideally situated within easy walking distance of Alnwick town centre and offers excellent access to the town's extensive amenities. Alnwick is one of Northumberland's most desirable market towns, renowned for its historic character, thriving community and outstanding surrounding countryside. The town offers an excellent range of independent shops, cafés, restaurants, supermarkets and leisure facilities together with highly regarded schooling including the well respected Duchess's Community High School and several excellent first and primary schools.

Alnwick regularly headlined as one of the best places to live in England, is home to some of the North East's most famous tourist attractions. These include: the magnificent Alnwick Castle, famed for its appearance in the Harry Potter films; the world-renowned Alnwick Garden and the hugely popular Lilidorei attraction. The area also benefits from some of Northumberland's finest coastline, with beautiful sandy beaches located approximately three miles away.

For commuters, the property is exceptionally well placed with easy access to the A1 providing convenient travel throughout the North East and beyond, including Newcastle upon Tyne. Nearby Alnmouth railway station offers direct East Coast Main Line services to London King's Cross, Edinburgh Waverley and other major destinations, making the property ideal for those seeking a balance of coastal and countryside living with excellent connectivity.

The nearby coastal village of Alnmouth provides a picturesque seaside setting with popular pubs, cafés and beach walks, whilst the historic village of Warkworth, with its impressive Castle and famous Hermitage, lies only a short drive away and offers further opportunities to enjoy Northumberland's rich heritage and coastline.

Early viewing is highly recommended to fully appreciate the quality, versatility, exceptional gardens and truly outstanding views offered by this superb family home.

Council Tax Band: D

Tenure: Leasehold

Length of Lease: 999 years from and including 1 January 2013

Annual Ground Rent Amount: £370.00

Price: £340,000

Property Type: Semi-detached house

USPs: Garden

Parking: Driveway

Year built: 2009

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: No

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: FTTP (fibre to the premises)

Mobile signal coverage: Good

Front of Property

Externally, the property occupies a substantially larger than average plot for this style of semi-detached home within the estate. To the front, there is off-street parking for two vehicles together with attractive approach pathways



Open Plan Kitchen / Dining / Lounge

Undoubtedly the heart of the home, this exceptional open plan living space has been thoughtfully designed to create a superb sociable environment ideally suited to both everyday family life and entertaining. The kitchen area is fitted with an attractive range of contemporary wall and base cabinetry complemented by quality work surfaces, integrated appliances and stylish splashback finishes. There is excellent storage throughout together with generous preparation space for cooking and entertaining.

The dining area comfortably accommodates a substantial dining table capable of seating eight guests, creating the perfect setting for family gatherings and entertaining. French doors allow excellent levels of natural light whilst also taking advantage of views over the well proportioned garden.



Cloakroom/WC

Conveniently positioned off the hallway, the cloakroom/WC is fitted with a modern low level WC and wash hand basin with neutral wall finishes and flooring. The room provides an essential practical feature for modern family living and visiting guests.



Open Plan Dining / Lounge

The lounge area is beautifully proportioned and offers ample space for a large corner sofa, armchairs, coffee table, media unit and additional freestanding furniture. Finished in tasteful modern tones with quality flooring underfoot, the room enjoys a bright and airy atmosphere together with outstanding panoramic outlooks with glazed bay window overlooking the garden, making this a truly impressive multi-functional family living space.



First Floor Landing

The first floor landing provides access to two generous double bedrooms and the shower room. Finished with neutral décor and fitted carpeting, the landing continues the home's spacious and well-presented feel throughout.



Bedroom Two/Snug

A generously proportioned double bedroom enjoying attractive outlooks and finished in calming neutral tones with quality floor coverings. The room offers excellent space for a double or king-sized bed together with wardrobes, bedside tables, chest of drawers and additional occasional furniture. Currently utilised as a snug, the flexibility of the space would also lend itself perfectly as a secondary reception room, snug or home office if required.



Bedroom Three

Another spacious double bedroom beautifully presented throughout with tasteful décor and ample natural light. The room comfortably accommodates a double bed alongside wardrobes, drawers and bedside furniture whilst still retaining an excellent sense of space. Ideal for family members, guests or professional buyers requiring flexible accommodation.



Shower Room

The contemporary shower room has been stylishly updated and comprises a modern walk-in shower enclosure, wash hand basin and low level WC. Finished with attractive tiling and complementary flooring, the room offers a clean and contemporary aesthetic together with practical storage and quality fittings.



Second Floor Landing

The upper landing leads to two further spacious double bedrooms and the family bathroom. The elevated position of this floor allows the rooms to enjoy particularly impressive far-reaching views across Alnwick and the surrounding countryside.



Principal Bedroom

An outstanding principal bedroom enjoying truly spectacular panoramic views across Alnwick, Alnwick Castle and the surrounding landscape. The room is exceptionally well proportioned and beautifully presented with neutral wall finishes and quality flooring creating a calm and relaxing atmosphere. There is ample space for a king-sized bed, large wardrobes, bedside tables, chest of drawers and additional seating if desired, making this a luxurious and peaceful retreat.



Bedroom Four

A further spacious double bedroom enjoying elevated views and excellent natural light. The room is versatile in use and would comfortably accommodate a double bed together with wardrobes, drawers and bedside furniture. Ideal as a guest bedroom, children's room or additional office space depending upon individual requirements.



Family Bathroom

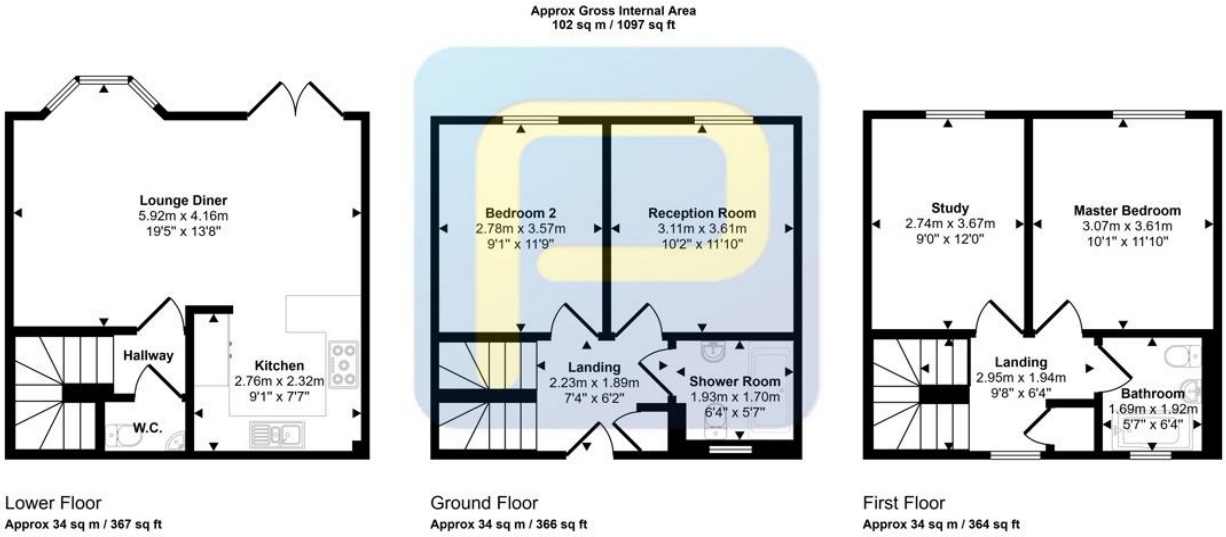
The family bathroom is fitted with a modern white suite incorporating panelled bath with shower attachment, wash hand basin and low level WC. Stylish wall finishes and complementary flooring create a contemporary and relaxing feel, whilst the room remains practical and well proportioned for family use.



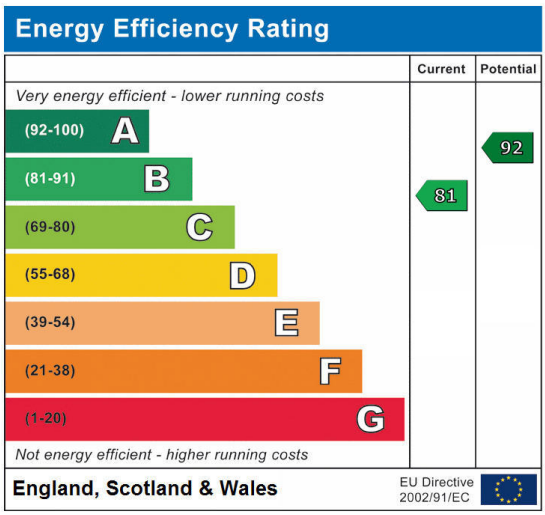
Rear of Property & Garden

The rear garden is a particularly notable feature, offering extensive lawned areas, patio seating and entertaining spaces. The generous size of the garden provides exceptional outdoor space for families, children and entertaining whilst also presenting significant future potential for extension or further landscaping, subject to the necessary local authority consents. Rarely do properties within this development benefit from such an impressive plot size.





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.



Willoughby Park, Alnwick, Alnwick, Northumberland, NE66 1ET

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

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

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.