



**4 bed detached house to buy in**  
Allerburn Lea, Alnwick, Northumberland,  
NE66 2NQ

**£350,000** Offers over

 x4  x2  x1

Tenure

**Freehold**

### Property features

- ✓ Desirable Location
- ✓ Detached House
- ✓ Four Bedrooms
- ✓ En Suite To Master Bedroom
- ✓ EPC Rating D

Driveway & Garage parking

Garden

## Key Information

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

## Description

Four Bedrooms | Detached House | En Suite To Master Bedroom | Rear Garden | Driveway and Garage | Sought After Location | Close proximity to Town Centre

Pattinson Estate Agents are proud to present this traditionally charming, detached four-bedroom house. Offering a perfect blend of rural charm and urban conveniences.

This property comprises of : to the ground floor, Kitchen, Downstairs WC, Lounge and dining area and conservatory with access into the garage from the entrance hallway.

To the first floor, landing giving access to Four bedrooms and family bathroom.

Externally, the property benefits from a spacious driveway and garage and an enclosed garden to the rear.

The property is located in Alnwick, a historic, picturesque town in Northumberland, known for its stunning landscapes and cultural heritage. Just a stone's throw away from the renowned Alnwick Castle and Garden, and moments away from cosy pubs, artisan shops and quality restaurants.

This delightful property offers potential buyers the chance to become part of a close-knit community in one of the UK's most desirable market towns. This charming home in Alnwick could be just the property you've been searching for. Don't miss this opportunity! Contact us at Pattinson Estate Agents to arrange a viewing.

We expect a high level of interest so early viewing is highly recommended.

Contact [Alnwick@pattinson.co.uk](mailto:Alnwick@pattinson.co.uk) or call 01665 639110

Council Tax Band: D

Tenure: Freehold

Price: Offers over £350,000

Property Type: Detached House

USPs: Garden

Parking: Driveway & Garage

Year built: 1996

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 Elevation

The property benefits from a private block-paved driveway leading to an integral single garage with an electric door. Side gate access to garden and side door access into garage.



## Kitchen

A bright kitchen finished in a clean, neutral style, featuring cream shaker-style cabinets with brushed metal handles and light wood worktops throughout, including a breakfast bar with seating space. The kitchen is fitted with an integrated fridge freezer and a built-in stainless-steel oven and gas hob, complemented by a stainless-steel extractor hood and splashback.



## Downstairs W.C

Toilet and sink. A small frosted window to the side elevation.



## Lounge

A spacious and well-presented open-plan living and dining room. A wide bay window allows plenty of natural light.



## Dining Area

Sliding patio doors that open into a bright conservatory, allowing natural light to flow through the space.



## Conservatory

A bright and inviting conservatory, windows to all sides and a glazed roof, allowing plenty of natural light while maintaining privacy. Door providing direct access to the garden decking outside.



## Master Bedroom

A wide window allows natural light to fill the room while offering views over the surrounding residential area. Access into En Suite.



## En Suite To Master Bedroom

Featuring shower cubicle, close-coupled toilet and a pedestal wash basin with tiled splashback. A frosted window provides natural light and ventilation.



## Bedroom Two

A very light double bedroom, with two windows allowing natural daylight to filter in.



## Bedroom Three

Window to the rear elevation, overlooking the garden.



## Family Bathroom

Featuring a panelled bath with a glass shower screen and an electric shower over. The space includes a pedestal wash basin with mixer tap and a close-coupled WC, A frosted window provides natural light while maintaining privacy.



## Bedroom Four

Window to the rear elevation overlooking the garden.

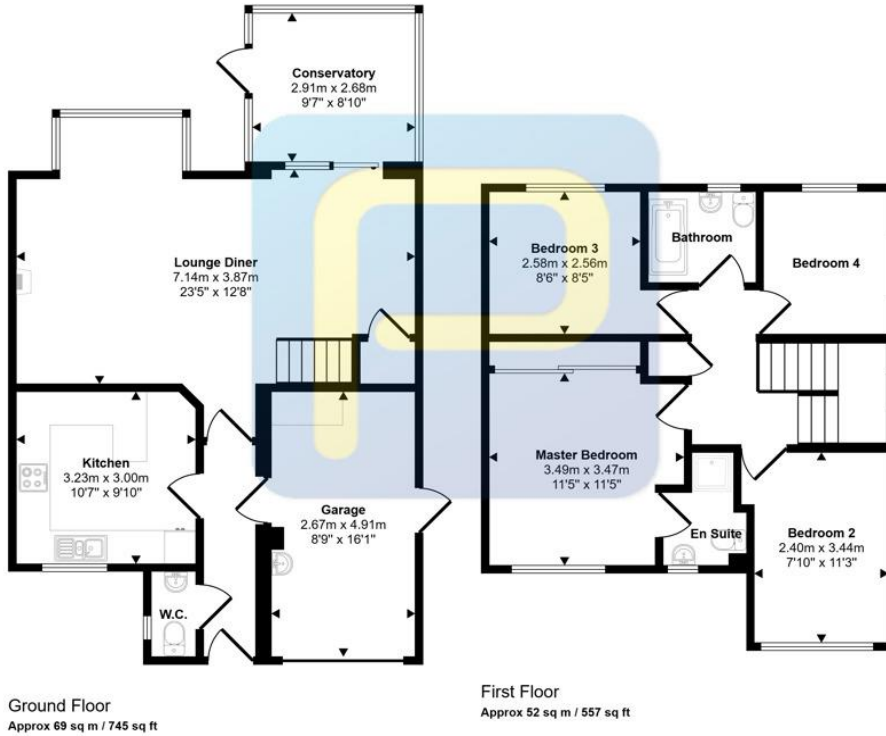


## Rear Garden

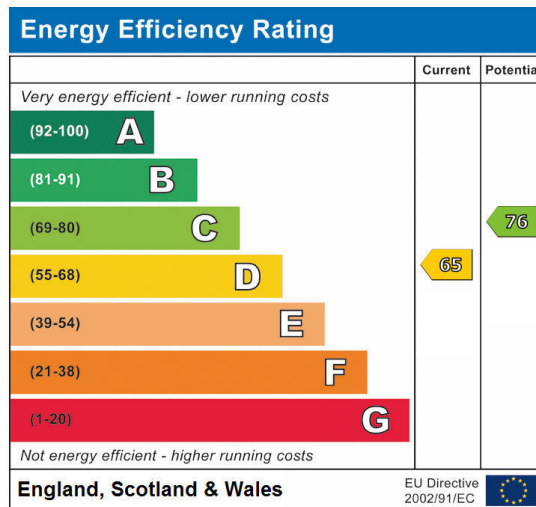
A well-maintained rear garden with a mix of decking and lawn, enclosed by tall wooden fencing that provides privacy.



Approx Gross Internal Area  
121 sq m / 1302 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.



Allerburn Lea, Alnwick, Northumberland, NE66 2NQ

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

**27-28 Tuesday Market Place, King's Lynn, Norfolk, PE30 1JJ,**  
**TBChttp://www.norfolkpropertyauctions.com**

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