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1 Springfield View
Christon Bank, Northumberland



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Price Guide: £285,000



1 Springfield View, Christon Bank Alnwick, Northumberland NE66 3DQ

SITUATION AND DESCRIPTION

A delightful detached three bedroom house, finished in natural stone and slate covered roof, with attached garage and driveway and surrounded by attractive landscaped gardens, and benefits from double glazing and oil fired central heating. The property is pristinely presented throughout.

The accommodation briefly comprises: reception hallway, cloakroom/wc, spacious principal lounge, open plan kitchen/dining area, utility room, and ground floor master bedroom with ensuite shower room. To the first floor there are a further two double bedrooms, and a family bathroom/shower room/wc. Externally there are landscaped gardens, patio areas, vegetable plots, greenhouse, driveway and parking and attached garage.

The village of Christon Bank is an ideal location from which to explore Northumberland's spectacular Heritage coastline with miles of unspoilt sandy beaches and dunes. The village itself has a range of local amenities including local shop, public house, whilst the market town of Alnwick approximately nine miles to the south west provides a wider range of amenities with numerous shops, restaurants, hotels, theatre/cinema and schooling for all ages.

The property comprises:

RECEPTION HALLWAY

A generous reception hallway with attractive Walnut Karndean flooring, radiator with decorative cover, balustrade staircase with understairs cupboard and doors to the main living area, kitchen and utility room.

CLOAKROOM/WC

4'10 x 3'7 (1.47m x 1.09m)

With white suite comprising close coupled wc, pedestal wash hand basin, extractor fan, radiator, continuation of Walnut Karndean flooring and opaque window to the side elevation.

LOUNGE

21'2 x 12'9 (6.45m x 3.89m)

A delightful principal reception room with a good source of natural light from two side windows and a bay window to the front overlooking the garden. The room has a feature fireplace with white wood surround, reclaimed brick insert and hearth with cast iron multi-fuel stove, Walnut Karndean flooring and two radiators.

UTILITY

7'11 x 6'1 (2.41m x 1.85m)

Equipped with base and wall units with contrasting work surfaces, stainless steel sink and drainer with mixer tap, plumbing and space for washing machine and tumble dryer, large cupboard that houses the hot water immersion cylinder, extractor fan, window to the side and door to the garage.

KITCHEN/DINING AREA

21'3 x 10'5 (6.48m x 3.18m)

A modern and contemporary kitchen/dining area fitted with Shaker style base and wall units in a Birch finish with contrasting work surfaces and splashbacks, cream sink with chrome mixer tap, integrated Smeg double electric oven and gas hob with extractor hood, and integrated fridge/freezer and dishwasher. There is Oak style Karndean flooring, two radiators, windows to the rear and side elevations and door leading to the rear garden.



GROUND FLOOR MASTER BEDROOM

11'10 x 10'6 plus wardrobes
(3.61m x 3.20m plus wardrobes)

The master bedroom has a window to the side elevation, sliding mirror wardrobes to one wall providing excellent hanging and storage space, radiator and door to the ensuite.

ENSUITE SHOWER ROOM

5'11 x 5'3 (1.80m x 1.60m)

A contemporary ensuite with tiled walls and floor, white suite with close coupled wc, wall hung wash hand basin, corner shower cubicle, chrome ladder style radiator, opaque glazed window, ceiling spotlights and extractor fan.



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FIRST FLOOR

With balustrade handrail, double glazed Velux roof light over the stairs, and an additional Velux window on the landing, built-in double storage cupboard, and loft access hatch.

BEDROOM TWO

14'1 x 13'1 (4.29m x 3.99m)

With some restricted head height

A lovely double bedroom to the front elevation with window overlooking the garden, and radiator.

BEDROOM THREE

14'1 x 13'1 (4.29m x 3.99m)

With some restricted head height

Another double bedroom to the rear elevation with window, and radiator.

FAMILY BATHROOM/WC

13'0 x 7'0 (3.96m x 2.13m)

With some restricted head height

A stylish and well appointed contemporary bathroom with Walnut Karndean flooring and matching mosaic tiles which surround the panelled bath. There is a vanity unit with circular wash hand basin and chrome mixer tap, mirror cabinet, double shower unit with matching mosaic tiles, close coupled wc, ceiling Velux window, extractor fan, and double radiator.

ATTACHED GARAGE

An attached single garage with up and over door, lighting and power points, central heating boiler, and loft access hatch.

EXTERNALLY

There are landscaped gardens to the front with a stone wall boundary. To the side there is a gravelled pathway with wooden sleepers retaining lawned gardens, vegetable plot and greenhouse with conifer hedging boundary, and to the rear there is a patio area.

SERVICES

There is mains electricity, water and drainage services, and oil central heating.

TENURE

Freehold

FLOOD RISK

Please see website www.environment-agency.uk

COUNCIL TAX

Council Tax Band D

ENERGY PERFORMANCE RATING

Rating C

Details prepared: 27/6/14

Ref: HMA RAJ SY/V1



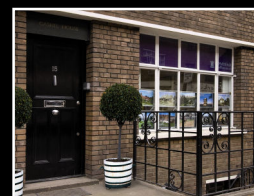
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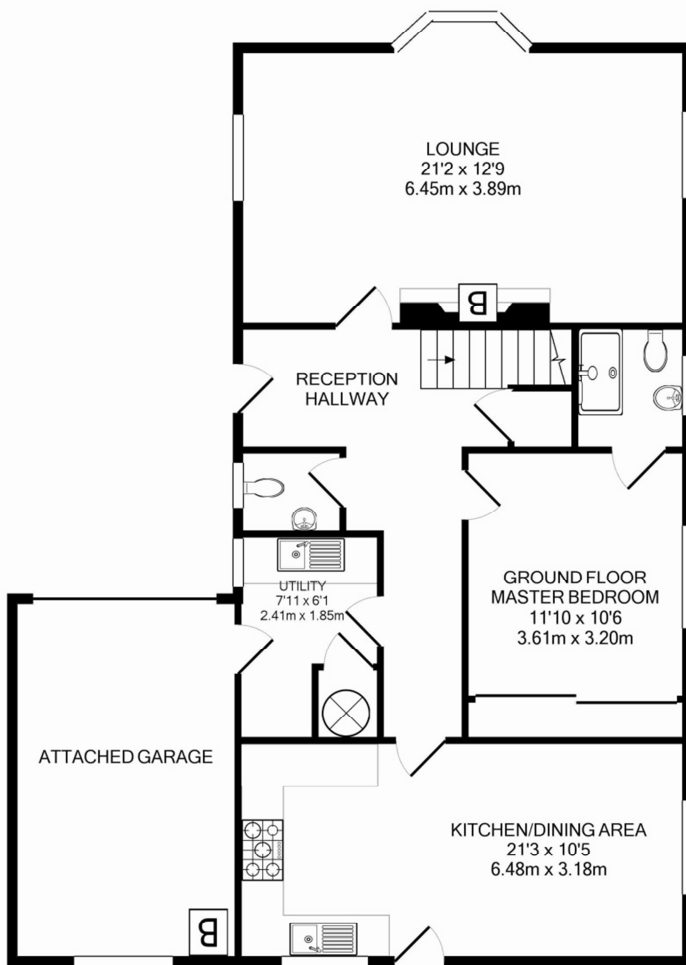
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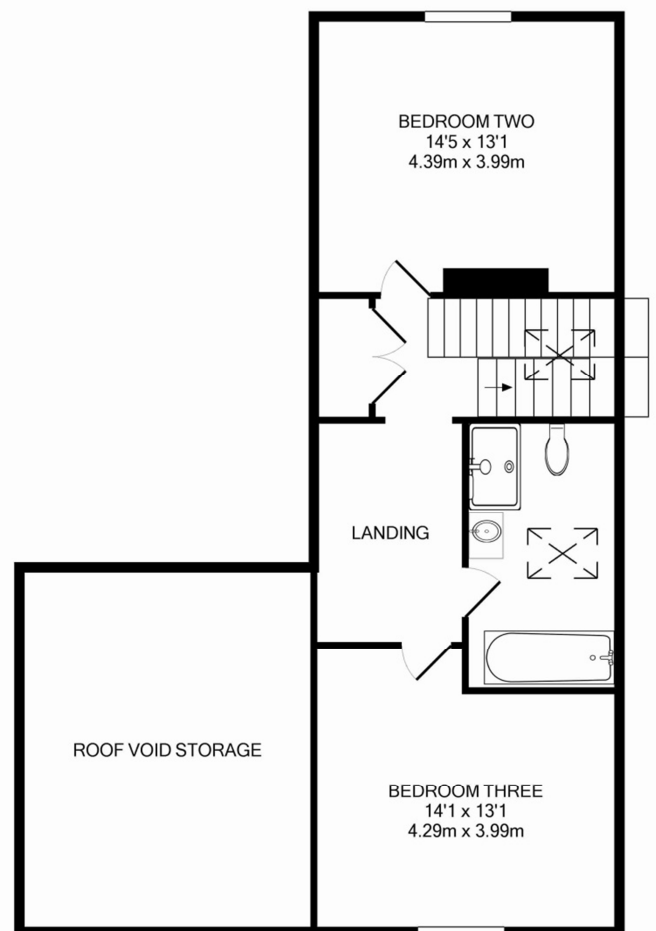


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GROUND FLOOR



1ST FLOOR

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