



43 ROYAL OAK GARDENS
ALNWICK





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GUIDE PRICE £675,000

ATTRACTIVELY PRESENTED SUBSTANTIAL DETACHED FAMILY HOME, OCCUPYING A FABULOUS PRIVATE GARDEN SITE OF APPROX 0.816 OF AN ACRE ON THE PERIPHERY OF THIS MUCH SOUGHT AFTER RESIDENTIAL AREA TOWARDS THE EDGE OF ALNWICK TOWN. THE PROPERTY OFFERS GENEROUSLY PROPORTIONED ACCOMMODATION SET OUT OVER TWO LEVELS WITH GAS CENTRAL HEATING TO RADIATORS, DOUBLE GLAZING, DOUBLE ATTACHED GARAGE AND AMPLE PARKING.

SERVICES - MAINS ELECTRICITY, GAS, WATER AND DRAINAGE | TENURE - FREEHOLD
COUNCIL TAX BAND - F | EPC - D



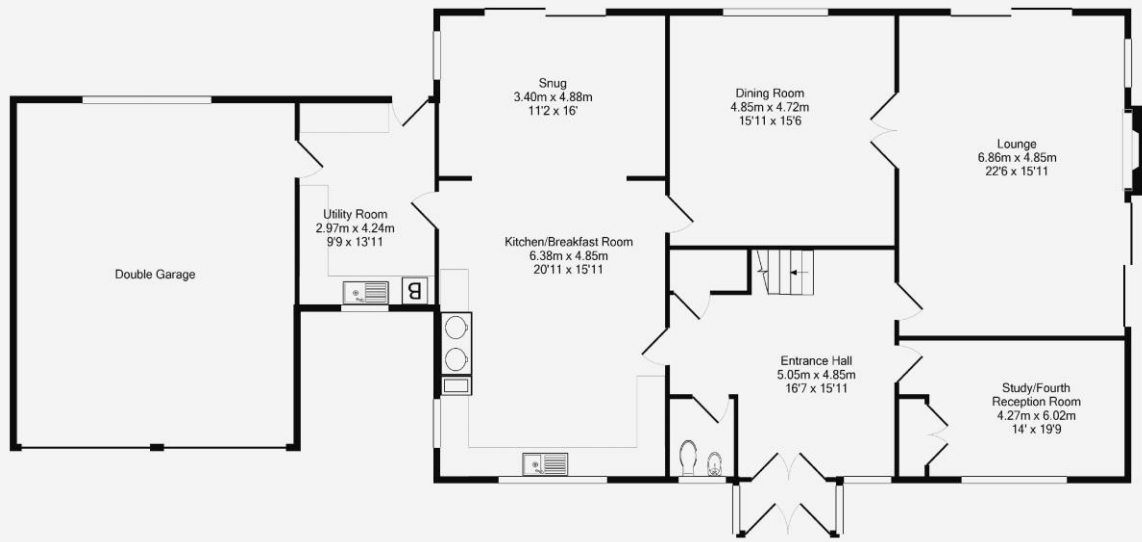
Glazed entrance porch with access to a large entrance hall with oak flooring, cloakroom/wc, and stairs giving access to the first floor | Steps down from the entrance hall give access to a formal lounge, which enjoys sliding patio doors to two elevations, giving access onto the gardens, as well as raised decking area to the side. There is a wood burning stove set within a stone fire surround and steps with double doors giving access to the dining room, with aspect over the rear garden | Kitchen/breakfast room can be accessed from both the dining room and the main entrance hall – fitted with a comprehensive range of units extending to a dresser unit with granite work surfaces and under units lighting, Aga and integrated appliances. The kitchen/breakfast room is open plan via an archway to the snug, with sliding patio doors onto the rear gardens | Utility room with access door to the garage | To the first floor there is a galleried landing giving access to all of the bedroom accommodation | Master bedroom affording a good deal of natural light via dual aspect windows and fitted wardrobes | En-suite bathroom/wc including separate shower unit | Family bathroom/wc including separate shower unit | Second double bedroom which has built-in wardrobes with vanity unit | Generous bedroom three | Bedroom four has a range of fitted wardrobes and vanity unit | Fifth double bedroom | Second family bathroom/wc including over-bath shower | Sixth double bedroom with wood flooring on to the front elevation

Externally the property is approached via a sweeping surfaced driveway with lawned borders and hedging for privacy. The driveway gives access to a double attached garage with two up and over doors, power and lighting | To the front of the property there is a large surfaced parking area with landscaped garden leading on to the side elevation with raised beds and covered decking area. Mature gardens surround the property with extensive lawn leading onto woodland. To the bottom of the garden there is a landscaped further gravelled area which is fenced with raised beds as a vegetable garden and large timber outbuilding with veranda, stable-style door, windows, power and lighting.









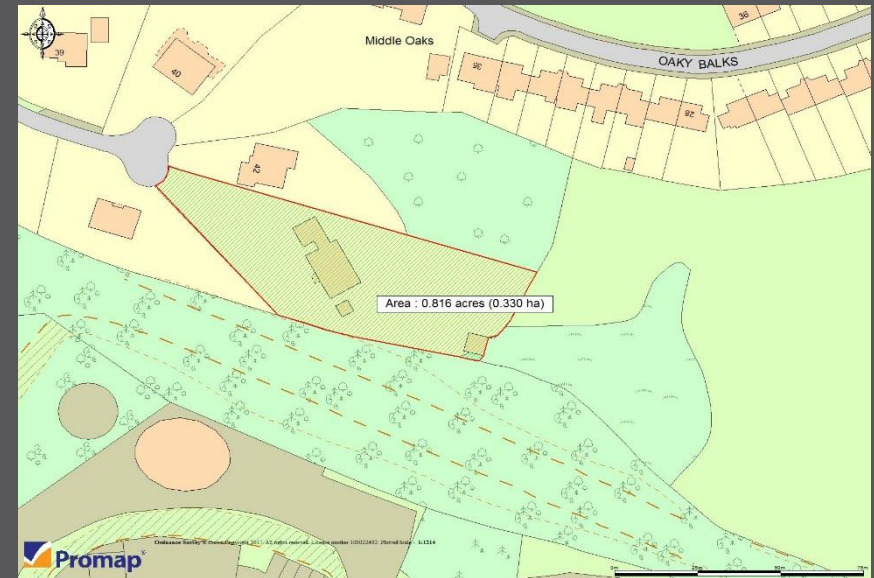
Ground Floor
Approx. Floor
Area 203.0 Sq.M.
(2185 Sq.Ft.)



1st Floor
Approx. Floor
Area 143.1 Sq.M.
(1541 Sq.Ft.)

Total Approx. Floor Area 346.2 Sq.M. (3726 Sq.Ft.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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