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**27 Percy Road**  
Shilbottle, Northumberland



**SANDERSON YOUNG**  
estate agents &  
property consultants

Price Guide: £179,950



# 27 Percy Road, Shilbottle

## Alnwick, Northumberland NE66 2HF

### SITUATION AND DESCRIPTION

A well presented and spacious family home, occupying a very pleasant position towards the edge of the village of Shilbottle, offering modern accommodation which benefits from gas central heating to radiators, double glazing and the remainder of a 10 year NHBC Guarantee. The property enjoys a small town garden to front with lawned garden and raised decking to rear with single garage and parking.

The accommodation briefly comprises: lounge to front with bay window and feature fireplace, additional reception room/dining room with bay window to front, generous fitted kitchen/dining room including integrated appliances and French doors giving access onto the rear gardens, separate utility room, ground floor cloakroom/wc. To the first floor: master bedroom with built-in wardrobes and ensuite shower room/wc, bedroom two – a guest bedroom with ensuite shower room/wc, two further bedrooms and a family bathroom/wc.

Shilbottle lies approximately three miles south east of Alnwick, with excellent access to the nearby A1 trunk road allowing easy commuting to Morpeth and Newcastle upon Tyne. The village offers a range of local amenities, with local shops, a post office, village First School, private leisure club, public house and restaurant. The market town of Alnwick, famous for its historic Castle and Alnwick Garden, offers a wider range of amenities with leisure and shopping facilities, as well as schooling for all ages. There are further commuting possibilities via the main East Coast railway station at the coastal village of Alnmouth, with regular direct services to Newcastle, London and Edinburgh.

The property comprises:

### ENTRANCE HALL

With stairs giving access to the first floor and understairs storage cupboard, radiator and telephone point.

### LOUNGE

10'6 x 17'11 into bay (3.20m x 5.46m into bay)

A very pleasant reception room which has a double glazed bay window to the front, feature fireplace with electric living flame fire, coving, TV point, telephone point and radiator.

### DINING ROOM/SECOND RECEPTION ROOM

13'9 x 8'6 into bay (4.19m x 2.59m into bay)

With radiator, coving and double glazed bay window to the front.

### KITCHEN/DINING ROOM

14'1 x 11'7 (4.29m x 3.53m)

Plus 11'3 x 9'11 max 6'10 min

(3.43m x 3.02m max x 2.08 min)

The kitchen area has been fitted with a range of light oak wall and base units with contrasting roll top work surfaces, one and a half bowl stainless steel sink unit and drainer with mixer tap, tiled splashback, integrated gas hob and electric oven with extractor hood over, integrated fridge freezer and dishwasher, recessed lighting, tiled floor to the kitchen area, radiator and double glazed window. The dining area has double glazed French doors giving access onto the rear garden, radiator and TV point.

### UTILITY

7'8 x 5'0 (2.34m x 1.52m)

Fitted with a light oak wall unit, contrasting roll top work surface, plumbing for automatic washing machine, space for tumbler dryer, tiled splashback, side access door, extractor fan, radiator and double glazed window to the rear.

### CLOAKROOM/WC

Comprising close coupled wc with wall mounted wash hand basin with tiled splashback, extractor fan and radiator.

### FIRST FLOOR LANDING

With loft access hatch, built-in airing cupboard housing tank, additional built-in storage cupboard, radiator and double glazed window to the front.

### MASTER BEDROOM

10'3 x 10'9 (3.12m x 3.28m)

A double bedroom with double glazed window to the front of the property, built-in wardrobes with sliding doors providing hanging and shelving space, radiator, TV point and telephone point.

### ENSUITE SHOWER ROOM

Comprising tiled shower cubicle, wash hand basin with tiled splashback, close coupled wc, shaver point, recessed lighting and radiator.

### BEDROOM TWO

8'6 x 11'2 (2.59m x 3.40m)

Second double guest bedroom with radiator, TV point and double glazed window to the front.

### ENSUITE SHOWER ROOM

Comprising large tiled shower cubicle, pedestal wash hand basin with tiled splashback, close coupled wc, radiator, extractor fan, recessed lighting and opaque style double glazed window.



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### **BEDROOM THREE**

7'11 x 10'0 (2.41m x 3.05m)

A pleasant third bedroom with double glazed window to the rear and radiator.

### **BEDROOM FOUR**

8'9 x 7'11 (2.67m x 2.41m)

With TV point and double glazed window to the rear.

### **BATHROOM/WC**

6'11 x 5'7 (2.11m x 1.70m)

Comprising panelled bath, pedestal wash hand basin, close coupled wc, tiled splashback, shaver point, radiator, extractor fan and double glazed window to the rear.

### **EXTERNALLY**

To the front of the property there is a small town garden with lawn. To the side of the property there is a pathway with access gate which leads to an enclosed lawned rear garden with raised decking to the full width of the property, cold water tap and fence surround with rear access gate.

To the rear of the property there is a block paved courtyard area which provides off street parking and leads to a single garage.

### **GARAGE**

A single garage with electrically operated door, power and lighting.

### **AGENTS NOTE**

The shared access and common courtyard areas have a service charge for its upkeep and maintenance.

### **SERVICES**

The property has mains gas, electricity, water and drainage services, and gas central heating.

### **TENURE**

Freehold

### **FLOOD RISK**

Please see website [www.environment-agency.uk](http://www.environment-agency.uk)

### **COUNCIL TAX**

Tax Band D

### **ENERGY PERFORMANCE RATING**

Grade: C

Details prepared: 8/5/14

Ref: HMA RAJ SY/V2



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