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Garden Cottage

Sturton Grange Steading
Warkworth



SANDERSON YOUNG
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Price Guide: £339,950



Garden Cottage, Sturton Grange Steading Warkworth, Northumberland NE65 0YF

SITUATION AND DESCRIPTION

Garden Cottage is a beautifully presented and generously proportioned three bedroom stone built property, constructed in 2010 by Sturton Grange Development and finished to a very high standard of specification, offering a superb opportunity to purchase a semi-rural main home in beautiful surroundings or holiday let/investment.

The accommodation briefly comprises: entrance hall gives access to a fabulous open plan reception space including high specification fitted kitchen, built-in oak dining table and oak flooring throughout. Separate utility with integrated appliances. Three double bedrooms all with fitted wardrobes, one of which has an ensuite shower room/wc, and a further well appointed family shower room/wc. Externally there are generous landscaped gardens which are lawned to front with ample parking for several cars. To the rear there is an enclosed private courtyard garden with decking in a stone wall surround.

The property benefits from gas LPG underfloor heating and double glazing, offering contemporary living within this semi-rural exclusive development with access to a number of local services and amenities within the surrounding village of Warkworth, as well as Alnwick town approximately five miles away with a wider range of amenities which include theatre/cinema, leisure centre with swimming pool, and schooling for all ages, as well as the impressive Alnwick Castle and Gardens.

The property comprises:

ENTRANCE HALL

The entrance hall has Travertine tiled floor, recessed lighting, built-in cloaks cupboard as well as shelved storage cupboard, loft access hatch and open plan access to the main hallway leading to the bedroom accommodation.

OPEN PLAN RECEPTION SPACE

24'10 x 13'0 (7.57m x 3.96m)

A beautiful reception space which has oak flooring throughout, recessed lighting, three traditional panelled double glazed windows overlooking the front with French doors and double glazed side lights overlooking the rear courtyard garden.

The kitchen has been fitted to an excellent standard to include cream wall and base units with granite work surfaces and splash backs, one and a half bowl sink unit with mixer tap, integrated gas hob and electric oven with stainless steel extractor hood over and TV point.

From the kitchen there is a large oak table which has been fitted to the property with dining for approximately six people.

Within the lounge there is a wall mounted contemporary gas living flame fire, TV point, and telephone point. An excellent family space.

From the kitchen a part glazed door gives access to the utility room.

UTILITY

13'1 x 5'8 (3.99m x 1.73m)

From the kitchen a part glazed door gives access to the utility room, which has been fitted with a range of cream wall and base units with roll top work surfaces, stainless steel sink unit and mixer tap, integrated fridge freezer, plumbing for automatic washing machine, space for dryer, wall mounted central heating boiler, tiled splashbacks, Travertine tiled floor and access door leading out to the front of the property.

BEDROOM THREE

12'10 max x 12'5 (3.91m max x 3.78m)

Bedroom three is currently utilised as a sitting room, the room has built-in wardrobes with part mirrored sliding door frontage, recessed lighting to ceiling, TV point and double glazed bi-fold doors which give access on to the front garden.



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ENSUITE SHOWER ROOM

7'4 x 5'2 (2.24m x 1.57m)

With walk-in shower, wall mounted wash hand basin, concealed cistern wc, Travertine tiled walls and floor, illuminated vanity mirror, recessed lighting, towel radiator, extractor fan and double glazed window.

HALLWAY

The hallway gives access to the remainder of the bedroom accommodation, with two panelled double glazed windows overlooking the rear courtyard, Travertine floor and recessed lighting.

SHOWER ROOM/WC

7'4 x 5'5 (2.24m x 1.65m)

Comprising curved shower unit, concealed cistern wc, wall mounted wash hand basin, illuminated vanity mirror, shaver point, towel radiator, recessed lighting, extractor fan and Travertine tiled walls and floor.

BEDROOM TWO

10'7 x 11'3 max including wardrobes
(3.23m x 3.43m max including wardrobes)

A further double bedroom which has built-in wardrobes with part mirrored sliding door frontage, TV point, recessed lighting and double glazed window to the side elevation.

BEDROOM ONE

10'4 x 12'10 plus wardrobes
(3.15m x 3.91m plus wardrobes)

This double bedroom has a range of built-in wardrobes with part mirrored sliding door frontage, recessed lighting, TV point, loft access hatch and double glazed window to the rear.

EXTERNALLY

The property is approached via a timber gated access with large gravelled driveway providing off road parking for several vehicles. Beyond the driveway there is a lawned garden with block paved patio and mature borders within a fenced and stone wall surround. To the rear of the property there is a private enclosed landscaped garden with decking, stone paved central patio, gravelled raised beds, external power and lighting points within a stone wall surround.

Beyond the main boundary of the property to the front there is a walled courtyard area with secure gated access, which is the communal use of Garden Cottage and other residents' of Sturton Grange Steadings. The Vendor of Garden Cottage has a large timber storage shed within the courtyard, which will remain to be purchased with the property.

SERVICES

The property has mains electricity and water, LPG gas central heating and drainage to a biological communal sewerage treatment plant.

Sturton Grange Steadings (eight properties) have their own private road.

TENURE

Freehold

FLOOD RISK

Please see website www.environment-agency.uk

COUNCIL TAX

Tax Band D

ENERGY PERFORMANCE RATING

Grade: D

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