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**47 Fairfields**  
Alnwick, Northumberland



**SANDERSON YOUNG**  
estate agents &  
property consultants

Price Guide: £229,950



# 47 Fairfields, Alnwick

## Northumberland NE66 1BT



### SITUATION AND DESCRIPTION

A well-presented four bedroom modern detached family home, occupying a pleasant position within this popular residential area towards the edge of Alnwick town. Benefiting from gas central heating to radiators, double glazing and gardens to both front and rear with an integral single garage and off road parking.

The accommodation briefly comprises: entrance hall giving access to an open plan lounge/dining room. From the dining room there are French doors leading to a conservatory, fitted kitchen including integrated appliances with separate utility and cloakroom/wc. To the first floor there is a master bedroom with en-suite shower room, two further double bedrooms – one of which has built-in wardrobe, a fourth single bedroom and family bathroom/wc.

The market town of Alnwick offers a range of amenities including numerous shops, restaurants, hotels, public houses, theatre/cinema, leisure centre with swimming pool and schooling for all ages. Northumberland's Heritage Coastline is just a few miles away with its dunes, picturesque harbours and sandy beaches. Access to the remainder of the region is available via the A1 trunk road leading north to Berwick and Scotland and south to Morpeth and Newcastle upon Tyne. There are further commuting possibilities available via the main East Coast railway station at Alnmouth with direct regular services to Newcastle Central, London's King Cross and Edinburgh's Waverley Station.

The property comprises:

### ENTRANCE HALL

With stairs giving access to the first floor, and radiator.

### LOUNGE AREA

15'11 x 10'9 (4.85m x 3.28m)

With double glazed bay window to front, coving, TV point, radiator and open plan access to the dining room.

### DINING AREA

10'2 x 8'9 (3.10m x 2.67m)

The dining area has French doors giving access to a conservatory, radiator, coving and access door to the kitchen.

### CONSERVATORY

9'6 x 10'0 (2.90m x 3.05m)

A UPVC pitched roof conservatory with French doors giving access on to the garden, and wall light fittings.

### KITCHEN

9'0 x 10'1 (2.74m x 3.07m)

The kitchen is fitted with a range of maple wall and base units with contrasting work surfaces and tiled splashbacks, one and a half bowl stainless steel sink unit and drainer with mixer tap, integrated gas hob and electric oven with extractor hood over. Integrated dishwasher, under unit lighting, tiled floor, understairs storage cupboard and double glazed window to the rear.

### UTILITY ROOM

5'2 x 6'2 (1.57m x 1.88m)

Fitted with a range of complementary wall and base units with contrasting work surface, stainless sink unit and drainer with mixer tap, plumbing for automatic washing machine, tiled splashbacks, tiled floor, radiator and access door onto the rear garden.

### CLOAKROOM/WC

Comprising low level wc, wash hand basin, tiled splashbacks, tiled floor, radiator and double glazed window.

### FIRST FLOOR LANDING

With loft access hatch including ladder leading to a boarded loft area. There is a shelved airing cupboard with tank.

### FAMILY BATHROOM/WC

7'0 x 6'6 (2.13m x 1.98m)

Comprising panelled bath with electric shower over and screen, pedestal wash hand basin, close coupled wc, chrome towel radiator, part tiled walls, recessed lighting, extractor fan and double glazed window.



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### MASTER BEDROOM

10'8 x 10'8 (3.25m x 3.25m)

A pleasant double bedroom which has a built-in wardrobe with mirror sliding doors, radiator, TV point and two double glazed windows to the front.

### EN-SUITE SHOWER ROOM

Comprising shower cubicle, pedestal wash hand basin, low level wc, tiled splashbacks, radiator and double glazed window.

### BEDROOM TWO

10'9 x 9'6 (3.28m x 2.90m)

A second good sized double bedroom with built-in wardrobe providing hanging and shelving space, recessed display area with TV point, radiator and double glazed window to the front.

### BEDROOM THREE

7'7 x 11'5 (2.31m x 3.48m)

With radiator, TV point and double glazed window to the rear.

### BEDROOM FOUR

8'3 x 7'7 (2.51m x 2.31m)

With TV point, radiator and double glazed window to the rear.

### EXTERNALLY

The property is approached via a block paved driveway providing off road parking for two cars leading to a single integral garage.

### GARAGE

A single integral garage with up and over door, power and lighting.

There is an open plan lawned area with mature shrubs, and a side access gate leading to the rear.

There is a pleasant enclosed rear garden with patio area, lawn and raised beds within a hedge and fence surround.

### SERVICES

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

### TENURE

Freehold

### COUNCIL TAX

Please see website [www.voa.gov.uk](http://www.voa.gov.uk)

### ENERGY PERFORMANCE RATING

Grade: C

Details prepared: HMA RAJ SY 21/7/15



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