



## Swansfield Park Road Alnwick

- Semi-detached
- Contemporary dining kitchen
- Three storey Period Property
- Garage and parking
- Seven bedrooms
- W.C., bathroom & shower Room

Guide Price: **£625,000**

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# 27 Swansfield Park Road

## Alnwick, Northumberland NE66 1AT

The ultimate large family home offering substantial living space arranged over three floors. With seven sizeable bedrooms, there is plenty of room for a large family, working from home, and accommodating visiting guests. Whilst the property retains some period features such as original cornicing and fireplaces, contemporary upgrades to the kitchen and bathrooms have kept this property UpToDate for modern living. A high specification and stylish kitchen has been installed which includes a central island with integrated seating. This is supported by a separate generous size utility with a comprehensive range of storage cupboards. The high ceilings and large windows in the two sizeable front reception rooms offer a tremendous feeling of space and grandeur, which is matched by the impressive solid wood turned spindle staircase that leads up from the central hall to the two upper floors. All the bedrooms are large rooms and are accompanied by a main family bathroom and a separate shower room. Externally there is ample space for multi vehicle parking both at the front and side of the house, as well as the considerable sized detached garage with electric remote control door. The well-maintained large and level rear garden enjoys a superb open aspect and includes both lawn and patio areas, as well as a timber summer house.

### ENTRANCE VESTIBULE

Double glazed composite entrance door and window | Original tiled floor | Stained glass door to hall

### HALL

Staircase to first floor | Understairs storage cupboard | Original cornicing | Karndean flooring | Radiator

### LOUNGE 14'10 x 12'10 plus bay (4.52m x 3.91m plus bay)

Double glazed bay window | Original cornicing | Feature limestone fire surround with wood burning stove on a slate hearth | Picture rail | Radiator

### DINING ROOM 16'3 x 14'10 (4.95m x 4.52m)

Double glazed window | Fireplace incorporating a living flame gas fire with tiled inset and hearth | Decorative cornicing | Picture rail | Radiator

### UTILITIY 11'3 x 8'4 (3.43m x 2.54m) max measurements - irregular shape

Double glazed window to rear | Wren fitted units | Stainless steel sink | Space for washing machine | Karndean flooring | Radiator

### W.C.

Double glazed frosted window | Close coupled W.C. | Wash hand basin | Radiator | Part tiled floor | Overhead storage cupboard

### KITCHEN 14'11 x 13'2 (4.55m x 4.01m)

Charles York fitted kitchen | Central Island with Blanco undercounter sink and hose tap | Siemens induction hob | Siemens retractable Extractor | Integrated Siemens Dishwasher | Bin store | Pan drawers | Banquette seating and space for table and chairs | Pendant lamps and downlights | Wall and base units | Stone worktops and window sills | Two Siemens electric ovens | Integrated fridge/freezer | Plinth mounted convector heater | Cupboard housing the Worcester boiler | Radiator | Door and window to rear porch | Double glazed window to rear garden | Karndean flooring

### REAR PORCH 6'8 x 5'7 (2.03m x 1.70m)

Double glazed windows and door | Wood panelled ceiling

### FIRST FLOOR LANDING

Double glazed window | Large storage cupboard | Oak spindle banister

### BEDROOM ONE 14'8 x 12'11 (4.47m x 3.94m)

Double glazed window | Fireplace with cast iron fire, tiled inset and hearth | Fitted wardrobes | Window seat with drawers | Bedside drawers



**BEDROOM TWO 14'3 x 11'9 (4.34m x 3.58m)**

Double glazed windows | Sliding door wardrobes | Cornicing to ceiling | Fireplace with cast iron fire and tiled inset | Radiator

**BEDROOM THREE 13'8 x 7'11 max (4.17m x 2.41m max)**

Double glazed window | Cast iron fireplace | Radiator

**BEDROOM FOUR 15'0 x 9'0 (4.57m x 2.74m)**

Double glazed window to rear and side | Cast iron fireplace with tiled inset | Cornicing to ceiling | Radiator

**BATHROOM**

Double glazed frosted window | Double ended bath with shower attachment | Integrated wash hand basin with cupboards | Close coupled W.C. | Radiator | Ladder heated towel radiator | Part tiled walls

**SHOWER ROOM**

Double glazed frosted window | Corner shower cubicle with electric shower and wet wall panels | Close coupled W.C. | Wash hand basin | Part tiled walls | Ladder heated towel rail | Cupboard housing hot water tank

**SECOND FLOOR LANDING**

**BEDROOM FIVE 17'3 max with restricted head height x 14'9 (5.26m max with restricted head height x 4.50m)**

Double glazed dormer window | Fitted wardrobes and dressing table | Radiator | Eaves storage cupboard | Loft access

**BEDROOM SIX 15'1 x 13'1 max floor space with restricted head height (4.59m x 3.99m max floor space with restricted head height)**

Double glazed window | Radiator

**BEDROOM SEVEN 14'3 x 12'11 max floor space with restricted head height (4.34m x 3.94m max floor space with restricted head height)**

Double glazed window | Radiator

**GARAGE 25'1 x 12'5 (7.65m x 3.78m)**

Electric door | Double glazed window to rear | Double glazed door to side | Lighting | Power | Water tap | Overhead storage

**EXTERNAL**

Gravelled driveway leading to garage and path to front door | Detached garage to side | Lawned rear garden | Summerhouse insulated with plaster boarded wall and double glazing | Stone paved patio | Rockery | Feature planting | Fenced and wall boundaries

**PRIMARY SERVICES SUPPLY**

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains Gas

Broadband: Fibre

Mobile Signal Coverage Blackspot: No

Parking: Garage and driveway parking

Solar Panels: Owned outright

**MINING**

The property is not known to be on a coalfield and not known to be directly impacted by the effect of other mining activity. The North East region is famous for its rich mining heritage and conformation should be sought from a conveyancer as to its effect on the property, if any.

**TENURE**

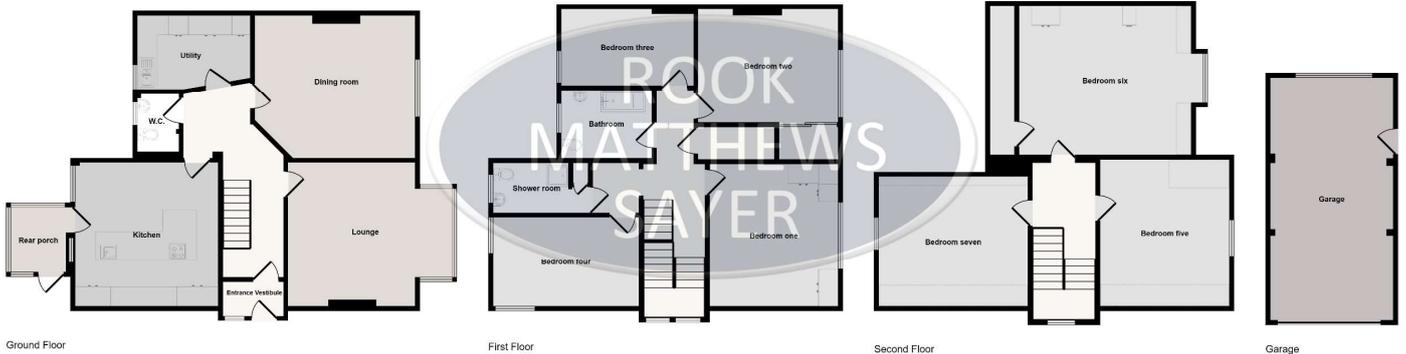
Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

**COUNCIL TAX BAND E | EPC RATING D**





Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		



Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Mock-Snapgy 360.

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