



South Meadow

Rennington

- Mid terrace
- Three double bedrooms
- Village location
- Ensuite | Utility | Downstairs W.C.
- Air Source Heat Pump
- Double drive to rear

Guide Price: £450,000

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Snowdrop Cottage

South Meadow, Rennington

Northumberland NE66 3RR

Built in 2020 with a heritage design and forming part of a small exclusive steading in the desirable village of Rennington, this beautiful double-fronted home offers spacious accommodation with luxurious and quality fittings. Constructed in sandstone with a slate tiled roof, this modern property combines the aesthetics of a characterful country cottage with contemporary features and superb energy efficiency. The heating system is provided by an air source heat pump with under-floor heating downstairs and radiators in the first floor rooms. Creating a cosy ambiance in the lounge, the wood burning stove is the perfect centre piece in the room and features a charming wood mantle. Both the lounge and dining kitchen offer light and airy space with their dual aspects overlooking the front and rear garden. There is plenty of space for a large table and chairs in the kitchen, and the utility room provides additional storage and space for appliances. As well as the two largest bedrooms, the third bedroom is also a double room and is currently set out as a twin bedroom. Along with the décor throughout the home, both the ensuite and main bathroom tiling are in neutral tones which blend perfectly with the solid light oak internal doors.



Situated just 4 miles from Alnwick, Rennington is an ideal village location with a local pub, Village hall and church, and has easy access to the A1 main road and neighbouring coastal villages and hamlets such as Craster, Embleton, and Alnmouth.

HALL

Entrance door | Engineered Oak wood flooring | Downlights | Staircase to first floor | Doors to W.C., kitchen and lounge



LOUNGE 20'4 x 13'3 (6.20m x 4.04m)

Double glazed window to front | Double glazed French doors and window to rear | Engineered Oak wood flooring | Underfloor heating | Inglenook style fireplace with wood burning stove, wood mantle and slate hearth | Downlights | TV point

DINING KITCHEN 20'4 x 12'9 (6.20m x 3.89m)

Double glazed window to front and rear | Ceramic tiled floor | Underfloor heating | Understairs cupboard | Fitted wall and base units | Undercounter sink | Electric hob | Extractor hood | Double electric oven | Integrated fridge/freezer | Integrated dishwasher | Part tiled walls | TV point | Downlights | Space for table and chairs

UTILITY 7'6 x 5'2 (2.29m x 1.57m)

Double glazed entrance door to rear | Fitted units | Stainless steel sink | Space for washing machine | Space for tumble dryer | Part tiled walls | Ceramic tiled floor | Downlights



DOWNSTAIRS W.C.

W.C. with concealed cistern | Wash hand basin with cabinet | Engineered Oak wood flooring | Extractor fan

FIRST FLOOR LANDING

Double glazed window and double glazed Velux window to front | Radiator | Loft access hatch | Cupboard housing hot water tank

BATHROOM

Double glazed window | Bath with tiled surround and mains rain-head shower with hand-held attachment | Integrated W.C. and wash hand basin with cabinet | Fitted shelved cupboard | Shaver point | Vanity mirror | Heated towel rail | Ceramic tiled floor

BEDROOM ONE 13'7 x 12'11 (4.15m x 3.94m)

Double glazed window | Radiator | Downlights | TV point | Door to ensuite

ENSUITE

Double glazed Velux window | Tiled double shower cubicle with mains rain-head shower and hand-held attachment | Integrated W.C. and wash hand basin with cabinet | Shaver point | Vanity light | Chrome ladder heated towel rail | Ceramic tiled floor | Extractor fan

BEDROOM TWO 13'5 x 10'9 plus door recess (4.09m x 3.28m plus door recess)

Double glazed window | Radiator | TV Point

BEDROOM THREE 9'7 x 9'3 (2.92m x 2.82m)

Double glazed window | Radiator | Downlights

EXTERNALLY

Front garden is laid to lawn with central steps to the front door | Stone wall at front | Rear garden has lawn and patio areas | Block paved parking area

STONE SHED 10'6 x 7'6 (3.20m x 2.29m)

Light and power

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Air Source Heat Pump

Broadband: ADSL

Mobile Signal Coverage Blackspot: No

Parking: Two allocated parking spaces

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 confirmation should be sought from a conveyancer as to its effect on the property, if any.

RESTRICTIONS AND RIGHTS

Restrictions on property: Can only be used as a private dwelling house in single occupation

Management Company – Annual payment - £297.50 paid Jan 2024

TENURE

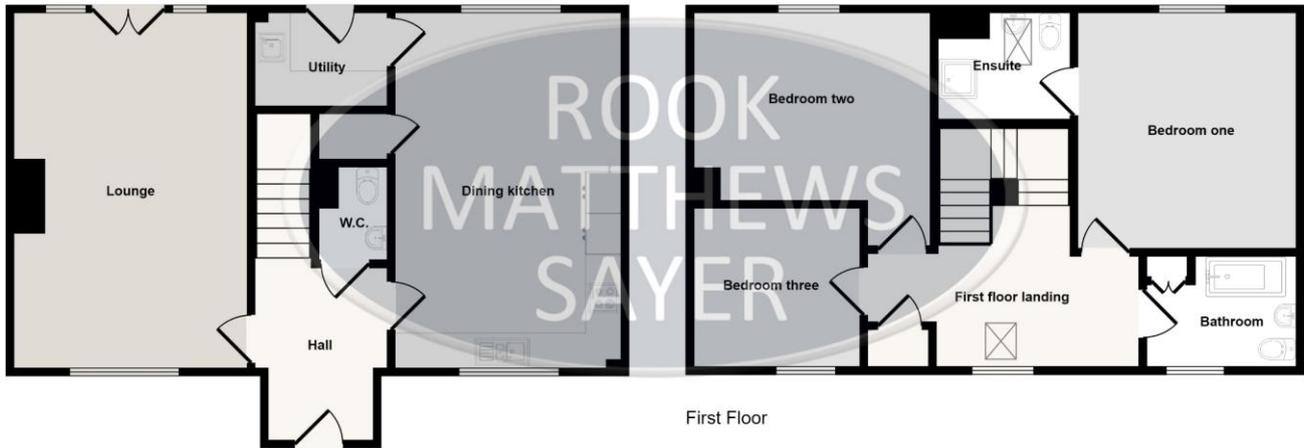
Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

COUNCIL TAX BAND E | EPC RATING B

AL008656/DM/RJ/19.02.2024/V3

Score	Energy rating	Current	Potential
92+	A		92 A
81-91	B	82 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		





First Floor

Ground Floor

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 Made Snappy 360.

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