

14 Hillside

Lesbury, Northumberland, NE66 3NR



Four bedroom family home

- ❑ 4 Bedrooms (Master bedroom en suite)
- ❑ Living room/dining room
- ❑ Kitchen/breakfast room
- ❑ Family bathroom
- ❑ Integrated garage
- ❑ Gardens
- ❑ Excellent views
- ❑ Close to Alnmouth rail station

Guide Price: £250,000

4-6 Market Street
Alnwick
Northumberland
NE66 1TL

Tel: 01665 603581
Fax: 01665 510872

www.georgefwhite.co.uk

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AREA

The area of Lesbury is located 4 miles south of Alnwick and is a popular coastal village with the well known public house, The Coach Inn, serving food and drinks. Within walking distance of Alnmouth railway station which has regular connections to Newcastle and Edinburgh and further afield to London. Within 2 miles is the extremely popular village of Alnmouth which has restaurants and pubs, local shops and beach. Also nearby to Lesbury is Hipsburn First School, further afield in Alnwick there are further amenities, including First, Middle and High Schools, doctors, dentists and hospitals.

PROPERTY

A four bedroom detached stone built house constructed in 2002 located on the outskirts of this popular village yet within walking distance of the village centre.

ACCOMODATION

On entering the front door you come into an entrance hallway, with doors leading off to downstairs cloakroom, kitchen/breakfasting room, living/dining room and garage.

KITCHEN/BREAKFAST ROOM

Spacious room with range of fully fitted base and wall units, single sink drainer, tiled splash backs, integrated double oven, hob, extractor fan. There is also plumbing for dishwasher, ample sitting area, Window overlooking the front of the property, laminate flooring which carries through into the utility room.

UTILITY ROOM

Further base units, single sink drainer, plumbing for washing machine, tumble dryer with vented air.

LIVING ROOM/DINING ROOM

Spacious living room/dining room with bay window in the living area giving an abundance of natural light and overlooking the rear garden and onto fields and open countryside towards Alnmouth. Feature electric fire. Dining area is perfect for seating up to eight people and has double doors leading to the garden. Small under stairs cupboard.

DOWNSTAIRS CLOAKROOM/WC

Two piece in white comprising of WC and wash hand basin. Window overlooking the front of the property, tiled splash backs, single radiator.

Integrated door into single garage, stairs leading to first floor. On the first floor landing there is access to the loft which is boarded and has a light.

MASTER BEDROOM

Double bedroom with built in wardrobes, window overlooking the front of the property.

EN SUITE BATHROOM

Suite in white comprising of WC, wash hand basin, electric shower.

BEDROOM TWO

Double bedroom with built in wardrobes, window overlooking the front of the property.

Northumberland & Borders Office
Alnwick: 01665 603231

Yorks & North Lincs Offices
Bedale: 01677 425301
Shiptonthorpe: 01430 876010

County Durham Offices
Wolsingham: 01388 527966
Barnard Castle: 01833 690390

London Office
Tel: 0207 409 8307



BEDROOM THREE

Double bedroom with built in wardrobe, window overlooking the rear of the property.

BEDROOM FOUR

Single bedroom with window overlooking the rear of the property. The current vendors use this as an office/study.

FAMILY BATHROOM

Three piece in white comprising of WC, wash hand basin, bath with overhead electric shower. Three quarter tiled walls, heated towel rail, window overlooking the rear of the property.

EXTERNALLY

To the front of the property there is a garden area, laid to lawn with some mature shrubs and bin store. Parking for one car on block paved driveway and access from the side of the property leading to the rear. The rear garden has a large patio area leading down to further lawn area with mature borders and shrubs and trees. Gravelled area with two raised vegetable beds. The views from the rear of the property are stunning, overlooking unspoilt countryside.

SERVICES

Mains water, mains drainage, mains electric, mains gas.

POSTCODE

NE66 3NR

COUNCIL TAX

Band D

None of the services, or other equipment included in the property, have been tested. Prospective buyers must make their own enquiries. All measurements contained herein have been recorded by means of a sonic tape and are for guidance purposes only.

ENERGY PERFORMANCE CERTIFICATE

This brochure was designed in December 2011 (ALN505276)



Notes: