

# BRUNTON

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RESIDENTIAL



**SKINNERS CLOSE, ALNWICK, NE66**

Offers Over £350,000

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**SOUGHT AFTER LOCATION - EXCELLENT TRANSPORT LINKS - DETACHED HOME**  
Brunton Residential are delighted to offer to the market this four-bedroom, detached house, with a garage and excellent outdoor space. The property is located on Skinners Close in the historic market town of Alnwick, this modern family home is close to local schools and amenities, as well as easy access to the A1 and Alnmouth Railway Station for the East Coast Main Line for trains to London Kings Cross and Edinburgh.

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Accommodation briefly comprises; entrance hallway with downstairs WC and access to the integral garage. To the front of the property is a bright and spacious lounge with double doors leading to the full-width kitchen/diner which overlooks the rear garden. The stylish kitchen itself provides a range of wall and floor units, coordinated work surfaces, fitted appliances and ample space for formal dining as well as French doors opening out to the garden.

To the first floor is a landing area with store cupboards and access to all four bedrooms. The property benefits from two large double bedrooms, both with built-in storage and ensuite shower rooms. The two other bedrooms could comfortably fit a double bed and some furniture. The internal accommodation is completed by the family bathroom with WC, basin and bath.

Externally, the property is set back from the street and has a large block paved driveway providing off-street parking for multiple cars and access to the integral garage. To the rear is a fantastic, sun-trap garden which has been landscaped by the current owners. It provides a large decked area to the rear, upgraded patio, lawned areas and graveled borders.



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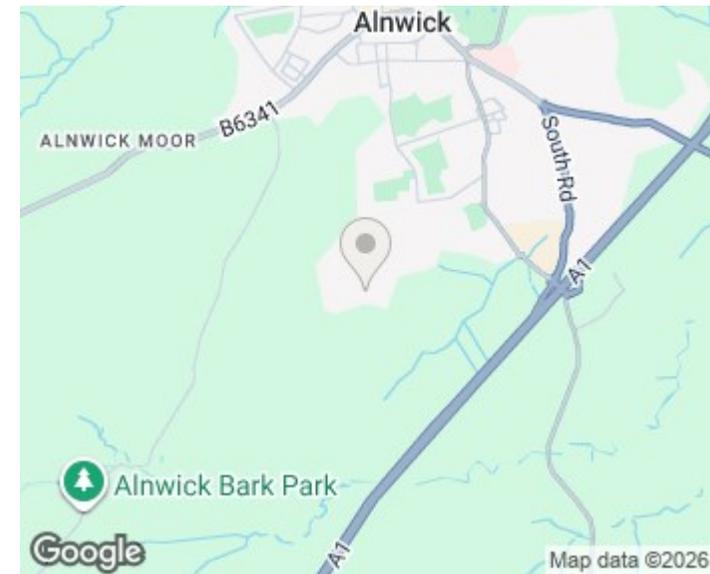
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TENURE : Freehold

LOCAL AUTHORITY : Northumberland CC

COUNCIL TAX BAND : E

EPC RATING : B



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>93</b>
(81-91) <b>B</b>		<b>84</b>	
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
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Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	