



# 1 Alnside Court

Lesbury



SANDERSON  
YOUNG





1 Alnside Court  
Lesbury, Alnwick, Northumberland,  
NE66 3PD

**Fabulous four bedroom, stone built detached house in the centre of Lesbury village, with a lovely south facing rear garden, extensive shared driveway and double garage at the rear - ideal location for easy access to the local First School, Alnmouth, the market town of Alnwick, the mainline Railway Station and miles of stunning beaches.**

The double fronted stone house, constructed by Bellway around 20 years ago, is located in the heart of this popular coastal village, opposite the newly reopened Coach Inn Public House and close to the Village Hall, Church and local shop.

The excellent family home, has attractive gardens to the front and rear, with a sunny south facing rear aspect and gate leading to the courtyard driveway, owned by the property, with access for the neighbor to the double garages at the rear.

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**Price Guide:**  
Guide Price £695,000

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The property has accommodation set over two floors, with a high quality Conservatory added some years ago by the previous owners. The vendors have improved the house over the last 4 years, including the addition of a cast iron wood burning stove in the sitting room (2021) and fitted wardrobes in the master bedroom (2021). There is further development potential (subject to normal planning consents) with plans submitted in the last month, for a two storey extension on the existing footprint of the house, creating a larger open plan kitchen/breakfast room and 5th bedroom to the first floor.

Ground floor - Vestibule | Reception hallway | Cloakroom/wc | Lovely sitting room with a wood burning stove, bespoke cabinets and shelving to the alcoves and French doors to the Conservatory | Conservatory with doors opening the garden | Study/family room | Superb open plan kitchen and living/dining room with excellent natural light from the French doors and windows overlooking the garden - Kitchen fitted with a range of cabinets, with space for a range cooker, Belfast style sink, integrated fridge/freezer and dishwasher | Utility room.

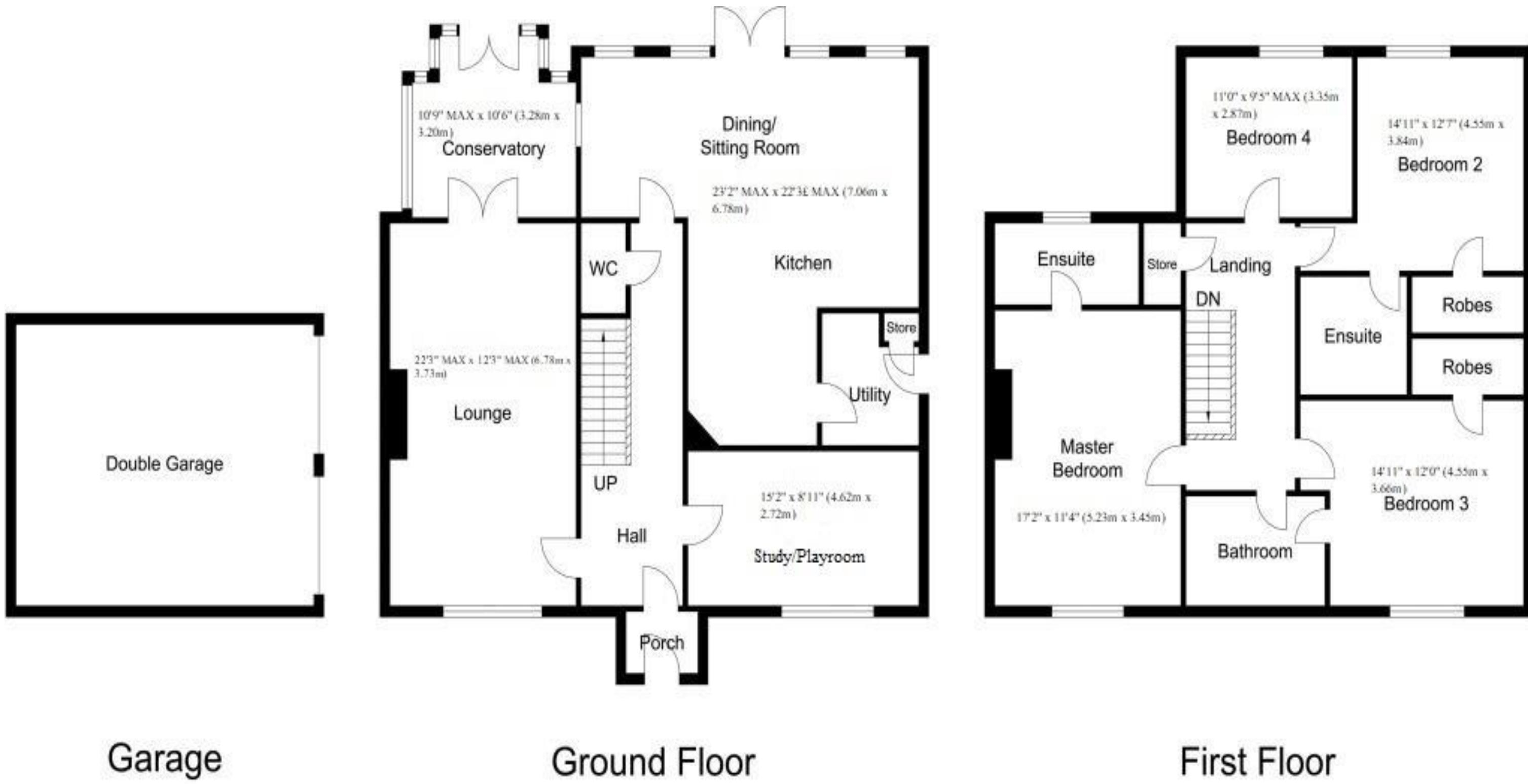
First floor - First floor landing with access to the loft | Generous master bedroom with a range of fitted wardrobes (2021) | Ensuite shower /wc | Guest double bedroom with a built in wardrobe | Ensuite shower/wc | Double bedroom three with a built in wardrobe, and Jack and Jill access to the family bathroom | Double bedroom four | Family bathroom/wc, also accessed from bedroom three.



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## 1 Alnside Court, Lesbury

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Version 3



**Externally** - To the front of the house is an attractive town garden with a stone wall to the boundary, and side gate giving access to the rear garden. The south facing rear garden is lawned with mature trees and planting - there are a number of seating areas to enjoy the sun at all times of the day. A gate opens to the rear courtyard parking area, and stone built double garage, with two garage doors, electric and lighting.

**Services:** Mains Electric, Gas, Water & Drainage | Gas Central Heating | **Tenure:** Freehold | **Council Tax:** Band F | **EPC:** C



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