



## 20 Somerset Avenue

Peters Mill, Alnwick

£320,000

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

- Modern three-bedroom semi-detached home
- Located on the popular St Peter's Mill development in Alnwick
- Well-proportioned living room featuring an attractive bay window
- Contemporary kitchen-diner with bi-folding doors opening to the rear garden
- Principle bedroom features built in wardrobes and ensuite
- Open outlook to the rear, offering a greater sense of space and privacy
- Close proximity to Alnwick town centre, schools, shops and leisure amenities
- Excellent accessibility to the A1 and Alnmouth mainline station



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Northumberland Properties are delighted to present this three-bedroom semi-detached home, constructed within the last six years and positioned on the highly regarded St Peter's Mill development in Alnwick. Still benefiting from the remainder of its build guarantee, this is a modern, low-maintenance home designed for contemporary living. The ground floor offers a generous and welcoming living space, enhanced by an attractive bay window that draws in natural light. To the rear, a stylish and spacious kitchen provides ample room for dining and everyday family life, finished with modern cabinetry and complemented by bi-folding doors opening directly onto the rear garden. The outlook beyond is open, creating a pleasant sense of space and privacy rarely found in newer developments.

Upstairs, there are two well-proportioned double bedrooms, with the principal bedroom featuring built-in wardrobes and a private en-suite shower room. The third bedroom is a comfortable single, equally well suited as a home office or study. A modern family bathroom completes the first floor, fitted with a bath and shower over.

Externally, the property enjoys two allocated parking spaces and a neatly maintained rear garden with patio and lawn.

Set within one of Alnwick's most popular residential developments, Somerset Avenue combines modern build quality with thoughtful design, open rear views and a convenient location close to local amenities and schools an ideal home for a range of buyers seeking quality and ease of living.





Alnwick itself is a thriving and historic market town, renowned for Alnwick Castle and Gardens, a strong independent retail offering, cafés, restaurants and everyday amenities, as well as highly regarded schooling. The town sits within easy reach of the Northumberland coastline and surrounding countryside, offering an enviable lifestyle balance of town, coast and country.

For commuters and those travelling further afield, Alnwick is well placed for transport links. The A1 provides direct north-south road access, while nearby Alnmouth offers a mainline railway station on the East Coast route, delivering regular services to Newcastle, Edinburgh and London, making the area particularly attractive to both local and relocating buyers.

### **Garden**

Lawn to front and rear garden areas

### **ALLOCATED PARKING**

2 Parking Spaces

Located to the rear of the property are two allocated parking spaces









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12 Market Street, Alnwick - NE66 1TL

01665660910 • [info@northumberlandproperties.co.uk](mailto:info@northumberlandproperties.co.uk) • <http://northumberlandproperties.co.uk>



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