



36 Aintree Road
Oakley Vale, NN18 8RD



Simpson West

Simpson West are delighted to offer to the market this rarely available FOUR BEDROOM detached family residence, built by the highly regarded Barratt Homes to the desirable Alnwick design. Ideally positioned within walking distance of attractive parkland and green open spaces, as well as both primary and secondary schools, this superb family home offers spacious and versatile accommodation throughout.

The ground floor comprises a welcoming entrance hall, spacious living room, separate dining room, study, cloakroom/WC and a generous modern kitchen/breakfast room fitted with integrated appliances, together with a useful utility room.

To the first floor are four well-proportioned bedrooms, including three generous double bedrooms. The principal bedroom benefits from its own en-suite shower room, while the remaining bedrooms are served by a modern family bathroom with a contemporary three-piece suite.

Outside, the property benefits from a large wraparound rear garden, which is fully enclosed by timber fencing and provides an excellent space for families and outdoor entertaining. Gated access leads to a private rear driveway providing parking for two vehicles, beyond which is a double garage with power and lighting.

Offering excellent family accommodation in a highly desirable location close to schools, parkland and local amenities, this superb home is expected to attract considerable interest. Early viewing is highly recommended to avoid missing out.

Energy Rating: B | Council Tax Band: E

£350,000



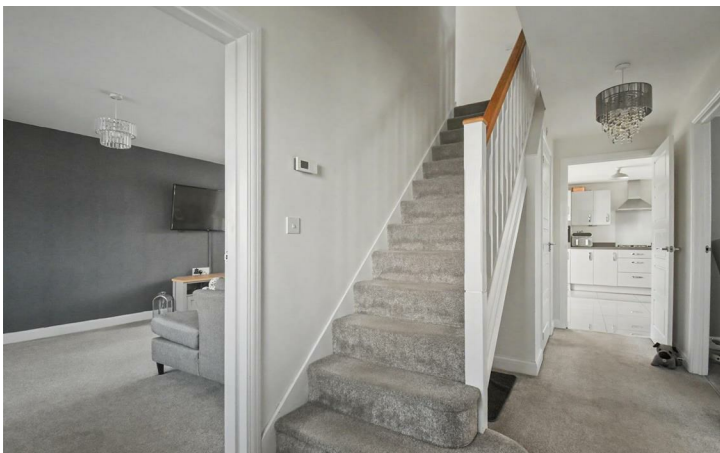
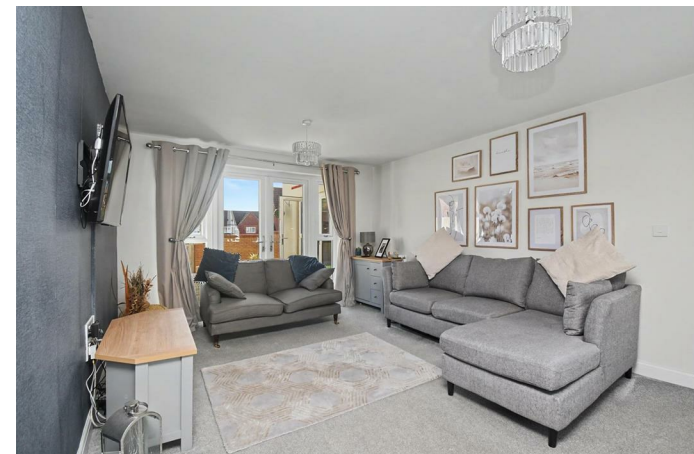
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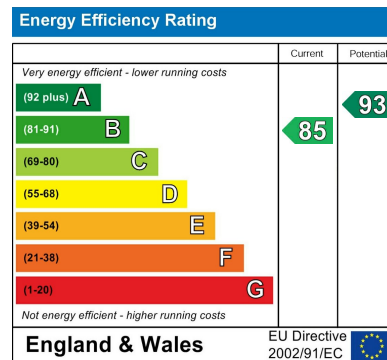
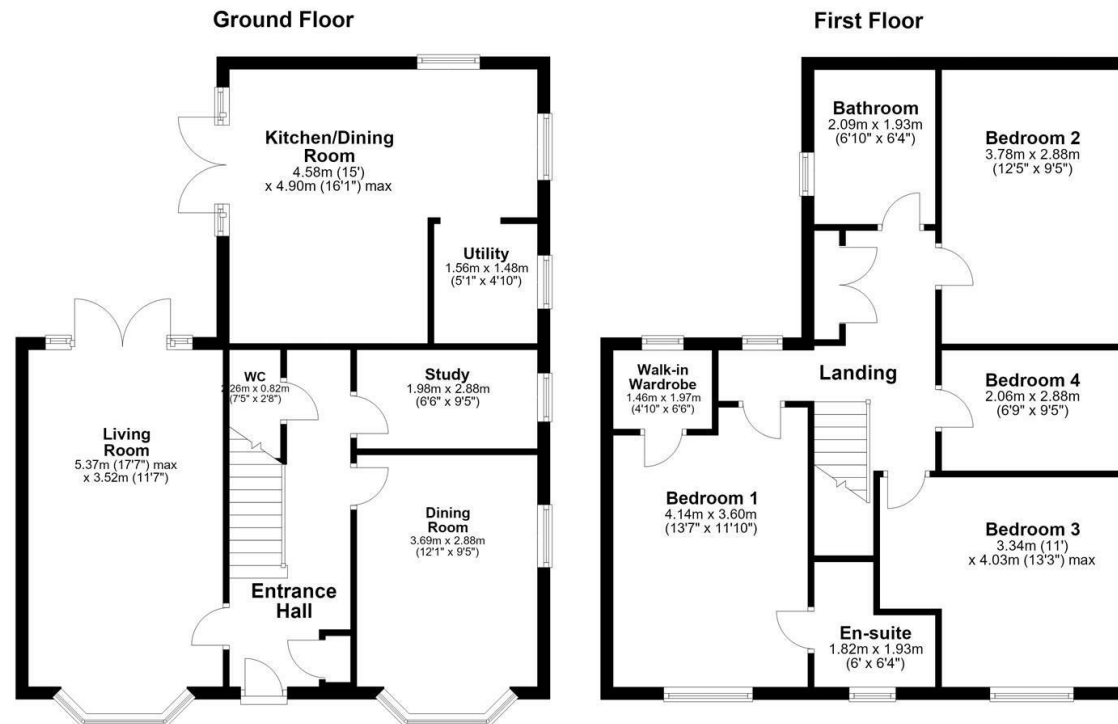
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Simpson West



When you buy with Simpson West, you know **you'll be in safe hands**. From the moment you walk through our doors, we'll make you **feel truly welcome**. Our sales consultants and financial advisors will take you through **every step of the process**, offering **free expert advice** along the way, from help choosing the right mortgage and insurance through to finding your conveyancer. And if you need help selling your home too, **with over 20 years of local experience, you can trust us to get you moving**.



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