



3 bed semi-detached house to buy in NE65

Knights Road, Warkworth, Warkworth, Northumberland, NE65 0FA

£299,995 Offers Over

 x3  x1  x1

Tenure

Freehold

Property features

- ✓ Sought After Coastal Village
- ✓ Three Bedrooms
- ✓ Semi Detached House
- ✓ Beautiful Rear garden
- ✓ EPC Rating B

Driveway parking

Garden

Key Information

- ✓ Council Tax: Band C
- ✓ EPC Rating: B
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: FTTP (fibre to the premises)
- ✓ Mobile signal: Good

Arrange a viewing

Darren Tynan
Branch Manager
Alnwick

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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

Semi Detached House | Three Bedroom Home | Open-Plan Living | Beautifully Landscaped Rear Garden | Driveway Parking | Desirable Village Location

Pattinson Estate Agents are delighted to welcome to the market this beautifully presented three-bedroom home, situated within the attractive village of Warkworth. The property combines modern interiors with a spacious open-plan layout and a particularly impressive landscaped rear garden.

The ground floor comprises an entrance hallway with staircase to the first floor, a convenient downstairs WC and a generous open-plan living space incorporating the lounge, dining area and contemporary fitted kitchen. The kitchen features an attractive range of cream-coloured wall and base units, contrasting worktops, integrated oven, gas hob and extractor hood. There is ample space for dining, while French doors provide direct access to the rear garden, making this an excellent space for both everyday living and entertaining.

To the first floor are three bedrooms, including a well-proportioned principal bedroom, together with a family bathroom. The accommodation is tastefully decorated throughout, with neutral finishes creating a welcoming and comfortable home.

Externally, the property benefits from a beautifully maintained enclosed rear garden, predominantly laid to lawn with established flower beds, decorative gravel borders and a paved patio adjoining the house. A raised decked seating area towards the rear provides an additional space for outdoor relaxation, complemented by colourful planting and a useful garden storage shed.

To the front, a block-paved driveway provides off-street parking, with attractive decorative planting adding to the property's kerb appeal.

Warkworth is one of Northumberland's most picturesque and sought-after coastal villages, renowned for its historic charm, beautiful surroundings and welcoming village atmosphere. Dominated by the magnificent medieval Warkworth Castle and surrounded by the River Coquet, the village offers a wonderful blend of countryside and coastal living.

At the heart of the village is the attractive Castle Street, lined with traditional stone-built properties, independent shops, cafés, restaurants and welcoming public houses. Warkworth also benefits from a range of everyday amenities, while its riverside walks and scenic surroundings provide plenty of opportunities to enjoy the outdoors.

One of the area's greatest attractions is the stunning Northumberland coastline, with Warkworth Beach offering an extensive stretch of golden sands backed by dunes, ideal for walking and enjoying the coastal scenery. The nearby harbour town of Amble provides a wider selection of shops, restaurants and amenities, together with its popular marina and Harbour Village.

The historic market town of Alnwick is also within easy reach, offering further shopping, leisure and educational facilities. Excellent transport connections are available via the nearby A1, while Alnmouth railway station provides mainline services to Newcastle, Edinburgh and London.

Combining the character and tranquillity of village life with convenient access to neighbouring towns and the beautiful Northumberland coast, Warkworth is a highly desirable place to call home.

Early viewing is highly recommended.

To arrange a viewing or for more information email Alnwick@pattinson.co.uk or call 01665 639110

Council Tax Band: C

Tenure: Freehold

Price: Offers Over £299,995

Property Type: Semi-detached house

USPs: Garden

Parking: Driveway

Year built: 2017

Construction materials: Brick and block

Roofing type: Slate tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

Water meter: Yes

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: FTTP (fibre to the premises)

Mobile signal coverage: Good

Front Elevation

Attractive brick-built frontage with a block-paved driveway providing off-street parking. Decorative gravel borders, colourful planting and hanging baskets create an appealing approach to the property.



Entrance Hallway

Welcoming entrance hallway with neutral décor, staircase leading to the first floor and access to the ground-floor accommodation.

Ground Floor WC

Convenient downstairs cloakroom fitted with a low-level WC and wash hand basin.



Lounge

3.29m x 4.73m (10'9" x 15'6")

Spacious and beautifully presented lounge featuring neutral décor, a radiator and a double-glazed window overlooking the front of the property. Open-plan access to the kitchen and dining area creates a sociable and versatile living space.



Kitchen/Diner

5.57m x 3.09m (18'3" x 10'1")

Modern open-plan kitchen and dining area fitted with a stylish range of cream-coloured wall and base units, contrasting worktops and matching upstands. Features include an integrated electric oven, gas hob with stainless steel extractor hood, glass splashback and stainless steel sink with drainer. Further benefits include wood-effect flooring, recessed ceiling spotlights, a double-glazed window overlooking the rear garden and French doors providing direct access to the patio. Ample space for a family dining table.



First Floor Landing

2.46m x 1.98m (8'0" x 6'5")

First-floor landing providing access to all three bedrooms and the family bathroom.

Master Bedroom

4.39m x 2.58m (14'4" x 8'5")

Well-proportioned principal bedroom offering ample space for bedroom furniture, complemented by neutral décor and a double-glazed window overlooking the front of the property.



Bedroom Two

3.14m x 3.14m (10'3" x 10'3")

Generously sized second bedroom with space for a double bed and additional bedroom furniture, benefiting from neutral décor and a double-glazed window overlooking the rear garden.



Family Bathroom

1.75m x 1.89m (5'8" x 6'2")

Family bathroom comprising a panelled bath, wash hand basin and low-level WC.



Bedroom Three

2.25m x 3.15m (7'4" x 10'4")

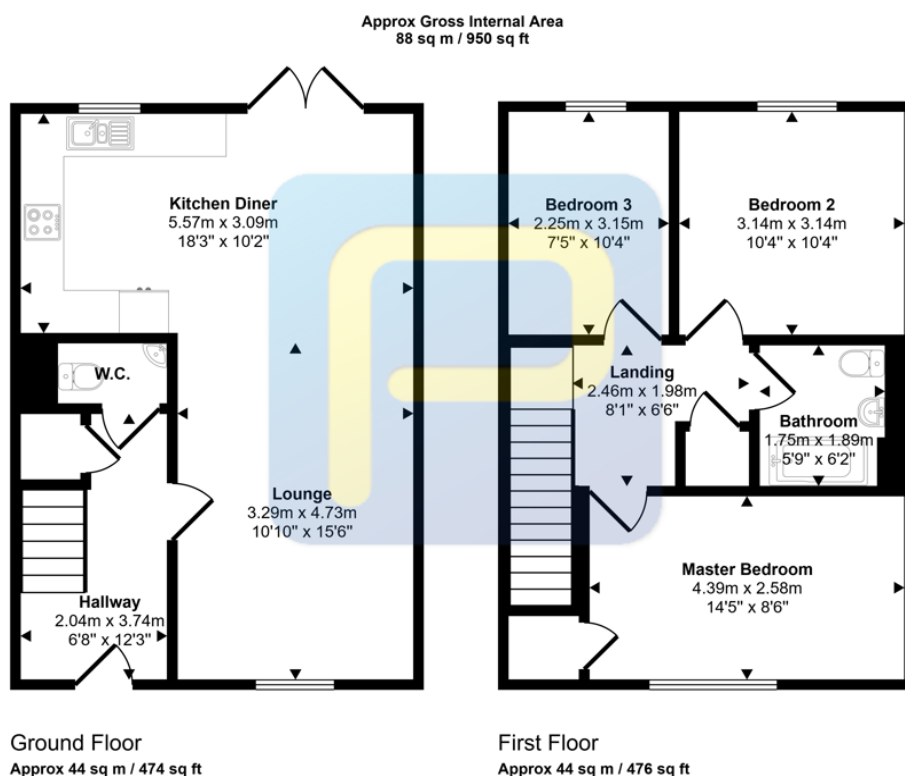
Versatile third bedroom, suitable for use as a single bedroom, nursery or home office, with a double-glazed window overlooking the rear garden.



Rear Garden

Beautifully landscaped and fully enclosed rear garden, predominantly laid to lawn with established flower beds, decorative gravel borders and an attractive paved patio adjoining the property. A raised decked seating area provides an additional space for outdoor dining and entertaining, surrounded by colourful planting and complemented by a useful garden storage shed. Timber fencing provides an enclosed setting, making this a particularly appealing outdoor space.





This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		95
(81-91) B	82	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Knights Road, Warkworth, Warkworth, Northumberland, NE65 0FA

Contact your local branch today for more information on this property:

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