



# Holmlea

4 Magdalene Fields,  
Warkworth



SANDERSON  
YOUNG



**Holmlea**  
**4 Magdalene Fields, Warkworth,**  
**Morpeth, Northumberland, NE65 0UF**

**A well maintained, two/three bedroom detached bungalow, located towards the head of a quiet cul de sac in Warkworth village, with a south facing enclosed rear garden, driveways for 2 cars, and a single attached garage - ideally placed for walking into Warkworth village, with its shops/gallery, cafes, pubs and restaurants, and Memorial Village Hall and Cricket Club. NO UPWARD CHAIN**

The two/three bedroom bungalow has a quiet location in Magdalene Fields, an attractive modern cul de sac development of detached bungalows and houses. The property, requiring some cosmetic updating, has been lived in by the current owner since built in 1976, and has been well maintained and benefits from uPVC double glazing and gas central heating, with a new gas boiler installed approx 2 years ago.

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**Price Guide:**

Offers Over £350,000

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Accommodation - Reception hallway with large picture window, and double door cloaks cupboard | Sitting room with dual aspect windows overlooking the front and rear gardens | Kitchen/breakfast room, located located to the front, with a range of cabinets, integrated 'Stoves' electric hob & oven, space for a fridge/freezer and a door to the attached garage | Dining room/bedroom three | Large double bedroom with a windows overlooking the rear garden, and ample space for freestanding bedroom furniture | Double bedroom two | Shower room with corner shower, and wash hand basin in a vanity cabinet | Separate WC.

Externally - the property has attractive lawned gardens to the front and rear, with well stocked borders and a timber fence to the boundary. There is a driveway to the front of the garage, with off street parking for one car, and additional part paved driveway to the front for a second car if required. Larger style garage with up and over door, gas boiler to the wall, space and plumbing for washing machine, and door to the rear garden.

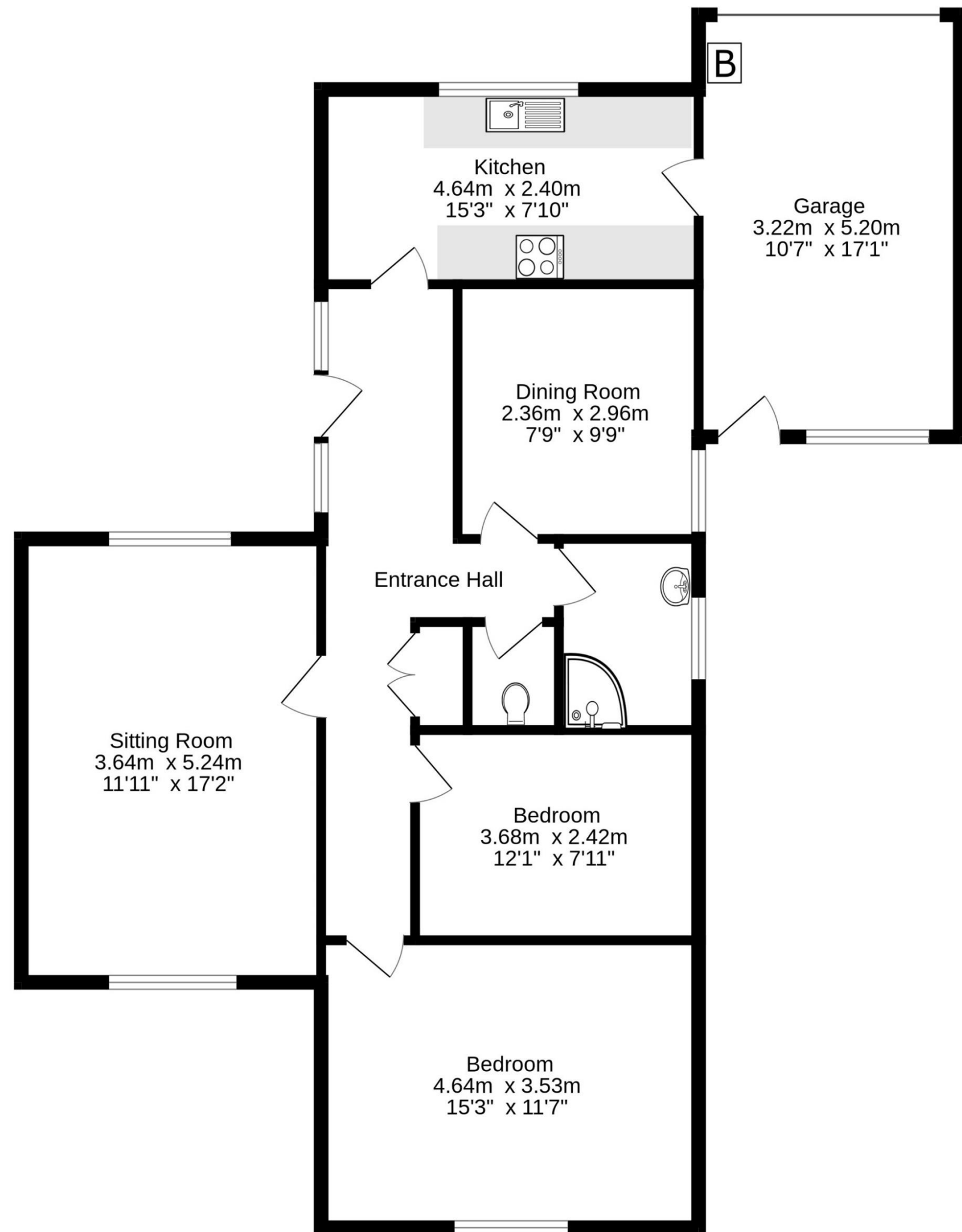
Services: Mains Electric, Gas, Water & Drainage | Gas Central Heating | Tenure: Freehold | Council Tax: Band E | EPC: D



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# Ground Floor



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