



Roker Park

3A Morwick Road, Warkworth



Roker Park, 3A Morwick Road, Warkworth, Morpeth, Northumberland, NE65 0TG

Excellent three bedroom, detached bungalow on a generous 0.25 acre garden site, overlooking the open fields at the rear towards Warkworth Castle - requiring cosmetic updating, the bungalow offers a fantastic opportunity for those buyers seeking a property with a large garden, ample driveway parking and potential to develop/extend further (subject to normal planning consents). No Upward Chain

The three bedroom rendered bungalow, with accommodation circa 106m², benefits from gas central heating, and uPVC double glazed windows, lawned gardens, a generous gravel driveway and car port to the side, for two cars.

Living - Vestibule | Reception hallway with two built in cupboards | Sitting room with a window overlooking the front garden, stone fireplace and shelving to the alcoves | Family kitchen/breakfast room with a range of cabinets, integrated oven and hob, plumbing for a washing machine and dishwasher, and space for a fridge/freezer - a window overlooks the rear garden | Rear porch/utility area with space for a tumble dryer and a door to the rear garden | Study with a window to the side | Conservatory/garden room with windows and a door to the garden.





Bedrooms - Master bedroom overlooking the front garden and space for freestanding bedroom furniture | Ensuite with a mains shower, wash hand basin and WC | Double bedroom two with a window overlooking the rear garden and built in wardrobes | Double bedroom three, with a window to the side and built in wardrobes | Family bathroom/WC.

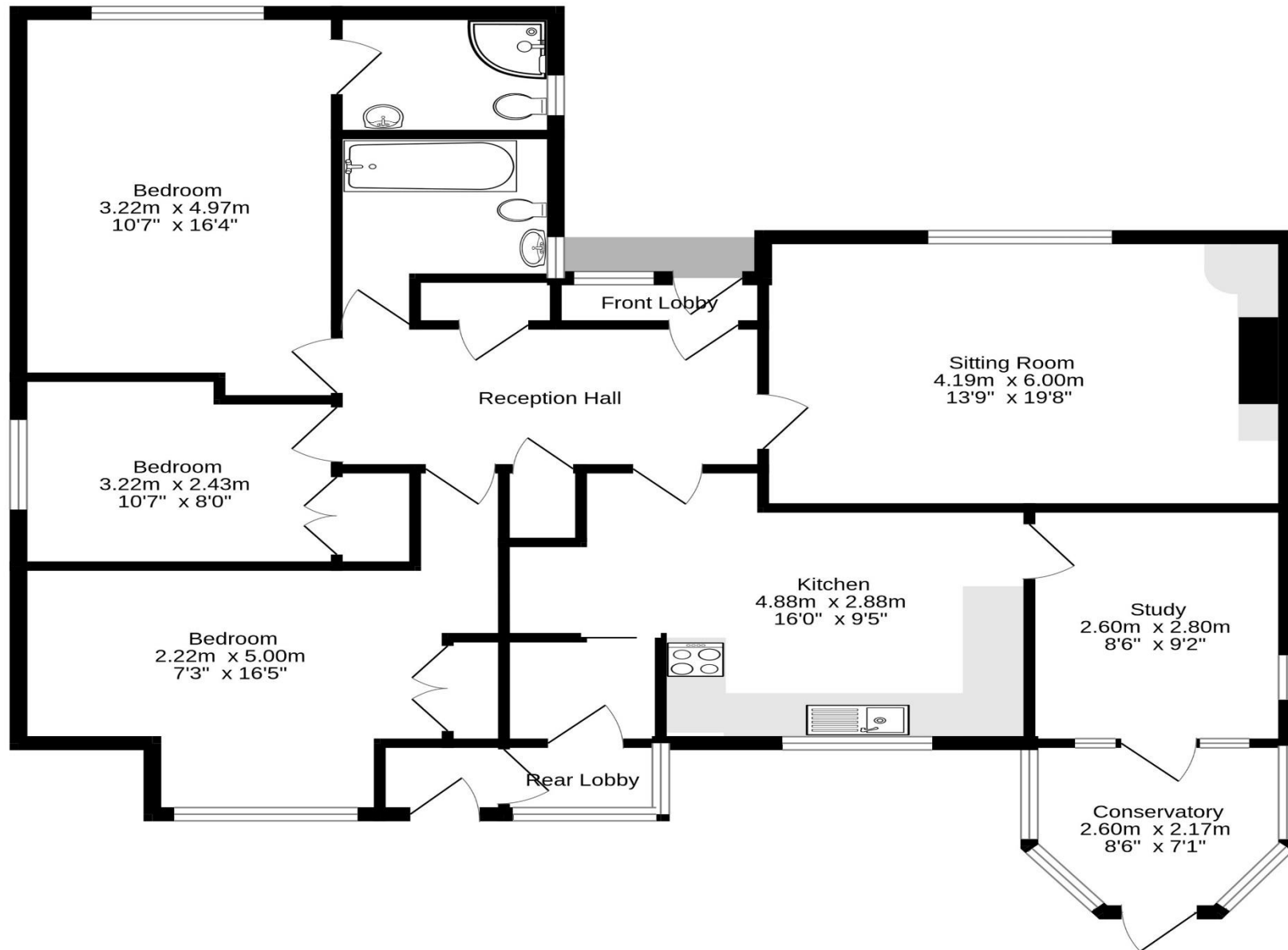
Externally - Lovely size garden to both the front and rear | Generous driveway and side car port for two cars | Lawned rear garden with a gate opening to the rear pathway, that leads over the field to the Cricket Club, Warkworth Castle & village.

The historic village of Warkworth, with its magnificent Castle, St Lawrence Church and Market Square & Cross, offer a range of local amenities including excellent independent shops/post office, Art Gallery, cafes, pubs/restaurants, along with a village First School, Cricket Club and Golf Course and within the village are 2 EV charging points. The river Coquet runs through the village to the Coquet Estuary & Marina at nearby Amble, used for a range of leisure activities, with the beach and sea close by with miles of beautiful sandy beaches.

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

Price Guide: Offers Over £425,000

Ground Floor
106.0 sq.m. (1141 sq.ft.) approx.



TOTAL FLOOR AREA : 106.0 sq.m. (1141 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.



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