



Knights Road | Warkworth | NE65 0FA

£495,000

An attractive double-fronted four-bedroom detached family home in sought-after Warkworth, featuring two en-suite bedrooms, a versatile family room/home office, a superb dining kitchen and the rare advantage of a double garage, double driveway and sunny rear garden.

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 X 4  X 2  X 3

**DOUBLE FRONTED DETACHED
HOUSE**
SOUGHT AFTER VILLAGE LOCATION
TWO RECEPTION ROOMS

CONTEMPORARY DINING KITCHEN
**FOUR BEDROOMS, TWO EN-
SUITES**
GARDENS TO FRONT & REAR

**SPACIOUS DUAL ASPECT LIVING
ROOM**

DOUBLE GARAGE & DRIVEWAY

For any more information regarding the property please contact us today

Occupying an attractive position within a modern development in the highly sought-after and historic village of Warkworth, this impressive double-fronted four-bedroom detached home offers spacious family accommodation, a sunny rear garden and the increasingly desirable advantage of a double garage and double driveway.

Warkworth remains one of Northumberland's most popular coastal villages, renowned for its medieval castle, beautiful riverside walks and excellent local amenities, whilst also being conveniently placed for the neighbouring towns of Amble, Alnwick and Morpeth.

The property enjoys a particularly pleasant setting with a more open aspect to the front, enhancing the sense of space and providing an attractive outlook. Internally, the accommodation has been designed with modern family living in mind. The dual-aspect living room is a bright and welcoming reception space, featuring a stylish media wall with integrated storage and ample room for relaxation and entertaining.

At the heart of the home is a superb dining kitchen, fitted with a range of contemporary units and centred around a breakfasting peninsula, creating an ideal social hub for family life. A separate utility room provides additional practicality and useful storage space.

One of the standout features of the property is the versatility of the additional family room, which lends itself equally well as a playroom, snug, formal dining room or dedicated home office for those working remotely.

The first floor offers four well-proportioned bedrooms, with two benefiting from their own en-suite shower rooms, whilst the remaining bedrooms are served by the family bathroom.

Externally, the sunny rear garden provides an excellent space for outdoor dining and entertaining, incorporating a patio seating area and gated access to the side pedestrian door of the double garage. Behind the rear garden, a generous double driveway provides ample off-street parking and leads directly to the detached double garage.

Combining generous living space, versatile accommodation and a prime village location close to the Northumberland coast, this is a superb family home that is sure to attract considerable interest.

Accommodation:

Entrance hall

Double-glazed composite entrance door, tiled floor, radiator, under stairs storage cupboard, doors to living room, family room, and dining kitchen.

Family room (dual aspect) 12' x 8'7 (3.66m x 2.62m)

UPVC double-glazed windows to front and side, radiator.

Living room (due aspect) 12'3 x 17'8 (3.73m x 5.38m)

UPVC double-glazed windows and French doors to rear garden, radiators, fitted media wall with shelves and cabinets.

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Dining kitchen (rear) 17'11 x 12'4 (5.46m x 3.76m)

Fitted with a range of wall base units incorporating: 1.5 stainless steel sink, electric Bosch induction hob with extractor hood, Bosch electric oven and Bosch electric Combi microwave/convector oven, wine fridge, integrated dishwasher. Tiled floor, radiator, UPVC double-glazed windows & French doors overlooking rear garden.

Utility 12'4 x 5'11 (3.76m x 1.80m)

Fitted base unit and countertop with space for washing machine and tumble dryer. Tiled floor, radiator, extractor, door to WC.

W.C

W.C with concealed system, pedestal wash handbasin, tile floor, part-tiled walls, feature mirror wall, extractor

First floor landing

Access hatch, radiator, cupboard housing hot water tank, doors, two bedrooms and bathroom.

Bedroom one (front) 11'6 x 11'5 (3.51m x 3.48m) not including wardrobes

UPVC double-glazed window to front with distant glimpses of sea view views and Coquet island, radiator floor to ceiling fitted wardrobes with concealed entrance to en-suite shower room.

En-suite shower room

Fully tiled double shower cubicle with mains rainfall head shower and separate handheld attachment, WC with concealed system, wall mounted wash hand basin, chrome ladder style radiator, part-tiled walls and feature mirror wall, tiled floor, UPVC double glazed frosted window, ceiling downlights, extractor.

Bedroom two (rear) 10'7 x 12'6 (3.22m x 3.81m)

UPVC double-glazed window, radiator, door to en-suite.

En-suite shower room

Fully tiled double shower cubicle with mains rainfall head shower and separate handheld attachment, WC with concealed system, wall mounted wash hand basin, chrome style radiator, tiled walls, ceiling downlights, extractor, UPVC double-glazed frosted window.

Bedroom three (front) 10'8 x 8'11 (3.25m x 2.72m)

UPVC double-glazed window with distant glimpses of a sea view, floor to ceiling fitted wardrobes.

Bedroom four (rear) 7' x 9'3 (2.13m x 2.82m)

UPVC double-glazed window, radiator.

Family bathroom

Bath with tile surround and hand-held shower attachment, WC with concealed system, wall mounted wash and basin, part-tiled walls, chrome ladder style radiator, ceiling downlights, tiled floor, UPVC double -glazed frosted window.

Garage 22'2 x 19'7 (6.76m x 5.97m)

Two up & over garage doors, light and power points, over head storage with a pull-down ladder.

Front garden mainly laid to lawn with path leading to front door.

Rear garden mainly laid to lawn with a patio area and fenced boundaries, gate access leading to side entrance of double garage.

AGENTS NOTE

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains Gas

Broadband: FTTP

Mobile Signal Coverage Blackspot: No

Parking: Double Garage & Driveway

MINING

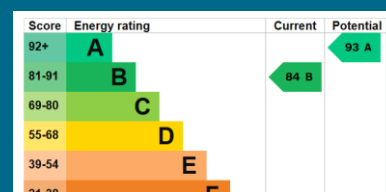
The North East region is famous for its rich mining heritage and therefore it will be beneficial to conduct a mining search. Confirmation should be sought from a conveyancer as to its effect on the property, if any.

TENURE

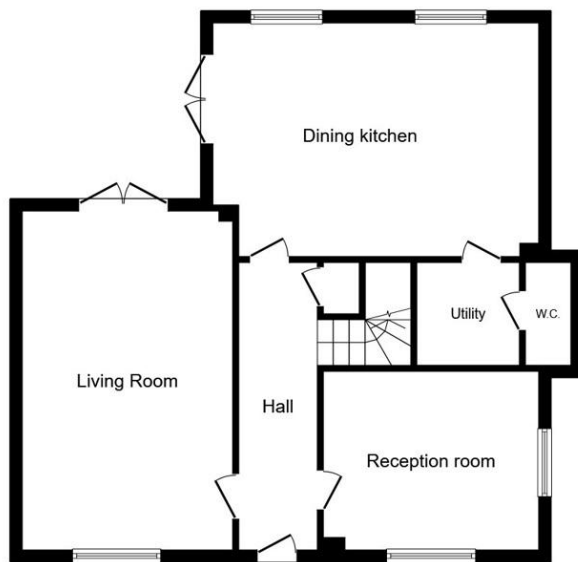
Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

COUNCIL TAX BAND: E**EPC RATING: B**

AL009680/DM/HH/14/07/2026/V.2







Ground Floor



First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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Money Laundering Regulations – intending purchasers will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We will also use some of your personal data to carry out electronic identity verification. This is not a credit check and will not affect your credit score.

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