



Magdalene Fields | Warkworth | NE65 0UF

£335,000

Nestled within the popular bungalow development in the highly regarded historic pretty postcard village of Warkworth, this three bedroom detached bungalow offers excellent and flexible accommodation with the added bonus of a driveway, garage, generous garden and a convenient location all in one! Having living space all to one level and within walking distance of the village centre and a short drive from the larger towns of Amble and Alnwick makes this bungalow incredibly desirable, offering a peaceful lifestyle without compromising accessibility.

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TWO/THREE BEDROOM DETACHED BUNGALOW

SHOWER ROOM & SEPARATE W.C.

GENEROUS GARDEN TO REAR

POPULAR RESIDENTIAL LOCATION

WELL APPOINTED BREAKFAST KITCHEN

VIEWING STRONGLY RECOMMENDED

SPACIOUS LOUNGE & CONSERVATORY

**DRIVEWAY, GARAGE & LAWNED GARDEN
TO THE FRONT**

For any more information regarding the property please contact us today

8 Magdalene Fields, Warkworth, NE65 0UF

Stepping into the warm and welcoming hallway it is apparent that this has been a very happy home. The lounge is cosy yet spacious with a focal fireplace fitted with an electric fire and patio doors leading into the conservatory which is a lovely second sitting room, ideal for relaxing and looking out onto the fabulous garden.

The breakfast kitchen at the front of the property has an ample range of wall and base units with a fitted eye level double oven, electric hob and extractor and space for a fridge freezer. The worktops extend to a peninsular table for two, perfect for breakfast and early morning snacks. A courtesy door opens into the garage with an electric roller shutter door and a utility area to the rear with plumbing for a washer and space for dryer and freezer and a door to the rear accesses the rear garden.

Adjoining the kitchen with a door from the hallway is the dining room/third bedroom, a flexible room ideal for a formal entertaining room or a single third bedroom. There are two further bedrooms, the main is an excellent size and fitted with wardrobes and drawer units with further fitted wardrobes to bedroom two and there are plenty of storage cupboards throughout the property. Currently the shower room and W.C. is separate but could be combined to provide a larger space.

Outside, the bungalow stands behind a lawned garden and the driveway accesses the garage and a paved pathway leads you to the entrance door. Primarily laid to lawn the size of the rear garden is a real show-stopper, bordered by timber fencing and with a paved patio which is a lovely place for al fresco dining, summer barbeques or simply to enjoy the sunshine in peaceful surroundings. A garden shed will be left for storage of outdoor furniture and tools. Warkworth is a particularly charming village with the 15th century Castle at the heart of its centre which hosts many events during the spring and summer months including Easter Quest, a fun-filled family weekend in the search of eggs and the popular Warkworth Show.

Warkworth is a particularly charming village with the 15th century Castle at the heart of its centre which hosts many events during the spring and summer months including Easter Quest, a fun-filled family weekend in the search of eggs and the popular Warkworth Show. The walks along the River Coquet are picturesque and there are cafes and pubs at the end of your walk to enjoy a well deserved coffee and cake or a pint over lunch as well as boutique shops.

There is a real community spirit in Warkworth with clubs and meetings throughout the year. The fabulous sandy beach along this stunning coastline is a healthy walk or short drive away and the characterful town of Amble lies close by with a traditional working harbour and plenty of shopping and leisure amenities including shops, cafes and restaurants with fantastic fish restaurants dotted around the harbour. The Sunday market is well worth a visit with a walk along the Pier and breakwater and boat trips across to Coquet Island offers sightings of many seabird species, grey seals and dolphins.

There is a regular bus service through Warkworth visiting Alnwick and Morpeth with connections further afield and the train station in the neighbouring village of Alnmouth has a fast train service to Newcastle and Edinburgh with links to the railway network throughout the country and the A1 main road is within easy reach and connects to the wider motorway network.

This is a great opportunity for anyone local or moving into the area to purchase a neatly presented forever home which you can enhance to reflect your own lifestyle and décor in a village blending the countryside with the glorious coastline of natural beauty.

T: 01665 510044

Branch alnwick@rmsestateagents.co.uk

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ENTRANCE HALL

LOUNGE

17'3" (5.26m) max x 13'10" (4.22m) max

CONSERVATORY

13'11" (4.24m) x 7'10" (2.39m)

BREAKFAST KITCHEN

15'1" (4.59m) max x 7'7" (2.31m) max

Fitted eye level double oven | Electric hob and extractor | Space for fridge freezer

BEDROOM ONE

15'1" (4.59m) max x 11' (3.35m) max

Fitted wardrobes and drawers

BEDROOM TWO

11'10" (3.61m) into wardrobes x 7'10" (2.39m) max

Fitted wardrobes

BEDROOM THREE/DINING ROOM

9'8" (2.95m) x 7'10" (2.30m)

SHOWER ROOM

SEPARATE W.C.

GARAGE, DRIVEWAY, GARDENS TO FRONT AND REAR

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains Gas

Broadband: Cable

Mobile Signal Coverage Blackspot: No known issues

Parking: Garage & Driveway

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.

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: D

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	66 D	
39-54	E		

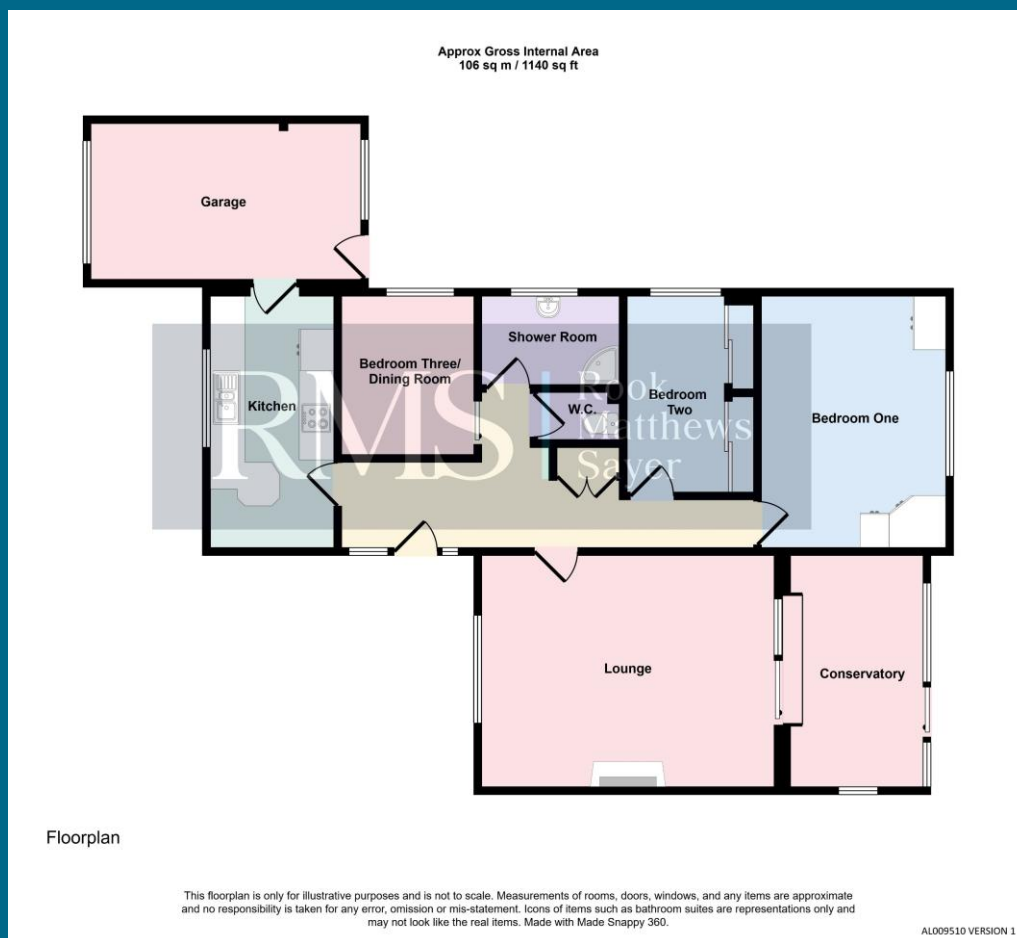


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Money Laundering Regulations – intending purchasers will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We will also use some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

Important Note: Rook Matthews Sayer (RMS) for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute part or all of an offer or contract. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck the measurements before committing to any expense. RMS has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyer's interests to check the working condition of any appliances. RMS has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. No persons in the employment of RMS has any authority to make or give any representation or warranty whatever in relation to this property.



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