



Montagu Avenue | Warkworth | NE65 0ZA

**£435,000** offers in the region of

A stunning detached family home situated in the picturesque village of Warkworth just a short stroll away from the historic 15th century Castle and to the boutique shops, cafes and restaurants in the village centre. Having the comforts of gas central heating and double glazing, the property is beautifully presented throughout with four bedrooms, the main with an en-suite, and benefitting from a garage, driveway and well tended gardens - this property is a perfect choice for coastal family living.

**RMS** | Rook  
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## FOUR BEDROOM DETACHED HOME

## WELL APPOINTED KITCHEN & BATHROOMS

## SITUATED IN A POPULAR RESIDENTIAL LOCATION

## CLOSE TO WARKWORTH'S HISTORIC VILLAGE CENTRE

## LOUNGE & GENEROUS DINING KITCHEN WITH BI-FOLD DOORS TO REAR GARDEN

## A 'MUST-SEE' PROPERTY FOR BUYERS LOOKING FOR A SUPERB COASTAL HOME

## FOUR EXCELLENT BEDROOMS, MAIN WITH EN-SUITE SHOWER ROOM

## GARAGE, DRIVEWAY & WELL TENDED GARDENS

For any more information regarding the property please contact us today

21 Montague Avenue, Warkworth, NE65 0ZA

Montagu Avenue sits right on the edge of the village yet moments from the boutique shops, cafes, pubs and restaurants and a healthy walk or short drive to the glorious sandy bay. This family home is well placed for school runs, dog walks and weekend adventures which are all on the doorstep. Tucked away in a small cul-de-sac adjacent to fields and countryside this is a wonderfully peaceful location - ideal for the young and growing family as well as the mature couple looking for a warm and ready to move into home.

Stepping into the hallway with stairs to the first floor, the welcoming atmosphere sets the tone. From the hallway, the handy downstairs w.c., and living room and dining kitchen can be accessed. The living room situated to the front with a box bay window is spacious and neutrally decorated with double doors flowing into the generous dining kitchen. Light fills the room through the bi-fold doors which open out to the garden creating an indoor-outdoor feel for social gatherings and al-fresco dining. There is an ample range of modern wall and base units with a peninsular worktop with cupboards and wine chiller under - a great breakfast bar for busy mornings. The 5-ring gas hob with extractor over and eye level oven with a microwave is fitted and there is an integrated fridge freezer, dishwasher and washing machine.

The dining area has plenty of space for a dining table for everyday eating and entertaining. The courtesy door from the hallway to the garage means easy access to storage. The luxury wood flooring throughout the ground floor living rooms combine style and practicality. From the airy landing with part boarded loft access, built in storage cupboard with water tank, the four bedrooms are excellent size with the main bedroom to the front having a Juliet balcony and an en-suite shower room with step in shower and there is a family bathroom with a bath and shower over, wash hand basin and low level w.c., both have modern fittings and tiled walls. The property benefits from a Hive system, with two thermostats for upstairs and downstairs heating.

Outside, the pretty gardens are lawned and to the front a driveway for two cars accesses the garage with up and over door, light and power. The gated side pathway leads to the rear garden which is lawned with planted borders and a paved patio is a lovely outdoor space to sit and enjoy the warmer months of the year.

To the rear a pagoda over a stone and paved seating area creates shade during a hot sunny day, a perfect place for morning coffee and evening drinks. Bordered by timber fencing the garden is a safe and secure haven.

Warkworth is a charming village with the River Coquet flowing through its centre - riverside walks and a much welcomed cup of tea and cake in Bertrams could become a daily activity for the retired! There is a real community spirit within Warkworth with many groups including an active W.I. and Warkworth Castle which stands proud over the village holds events throughout the year. The local post office and shop is convenient for items missed from a weekly shop and Grays for accessories is well worth a visit. For a wider variety of shopping and leisure amenities, the traditional harbour town of Amble is close to hand with supermarkets, high street shops and some fabulous cafes and restaurants as well as the working harbour with boat trips across to Coquet Island for grey seal, seabirds and dolphin sightings. Alnwick is just a short drive with a further array of shops and restaurants as well as Alnwick Castle, Gardens and Lillidorei, a magical children's adventure village. The glorious beaches and villages dotted along the coastline are easy to reach for amazing days out.

There are regular bus services through Warkworth visiting Morpeth and Alnwick with connections to Newcastle and Berwick and the train station in the neighbouring village of Alnmouth provides fast train services to Edinburgh and Newcastle with hookups to trains throughout the country. The main A1 links the south and north of the county and has great accessibility into the wider motorway networks.

All in all, this is an elegant home which is beautifully cared-for by its current owners and situated in an incredibly desirable coastal village. If you are looking for a home along this fabulous coastline and one which combines comfortable living and village life then Montagu Avenue should be on everyone's 'must-see' list.

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#### ENTRANCE HALL

#### DOWNSTAIRS W.C.

#### LOUNGE

10' 3" (3.12m) x 14' 8" (4.47m) plus bay window

#### DINING KITCHEN

26' 6" (8.08m) x 10' 1" (3.07m)

#### LANDING

#### BEDROOM ONE

15' 9" (4.8m) x 10' 6" (3.2m)

#### SHOWER ROOM

#### BEDROOM TWO

13' 5" (4.09m) x 12' 0" (3.66m)

#### BEDROOM THREE

11' 7" (3.53m) x 10' 1" (3.07m)

#### BEDROOM FOUR

9' 9" (2.97m) x 9' 4" (2.84m)

#### BATHROOM

#### GARAGE, DRIVEWAY AND GARDENS

#### PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains Gas

Broadband: Cable

Mobile Signal Coverage Blackspot: No known issues

Parking: 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.

#### ACCESSIBILITY

This property has level access to the front door.

#### 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

Score	Energy rating	Current	Potential
92+	A		92 A
81-91	B	82 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

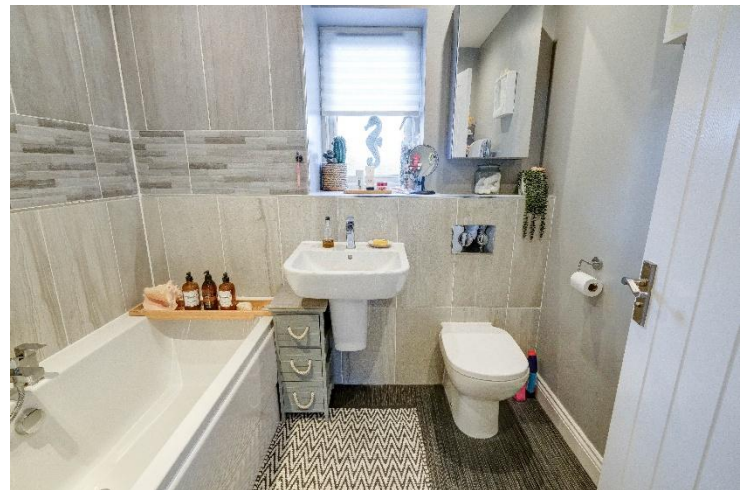
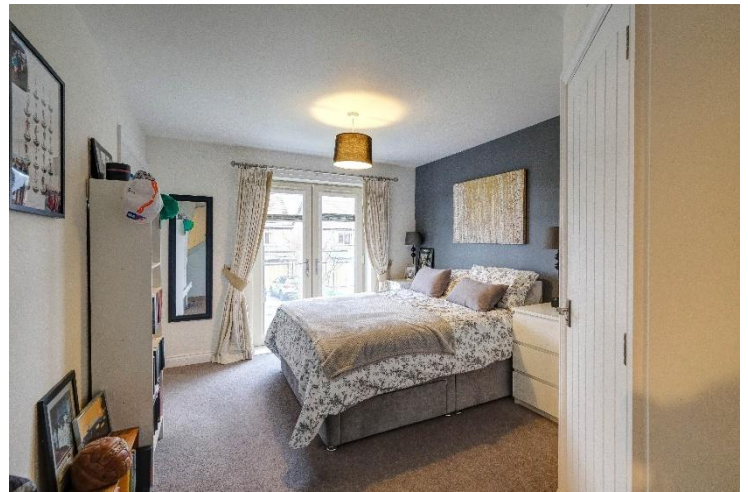
AL009497/LP/TB/21.04.26/V2/1062026 price amended



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