



6 Woodlands

Warkworth




SANDERSON
YOUNG



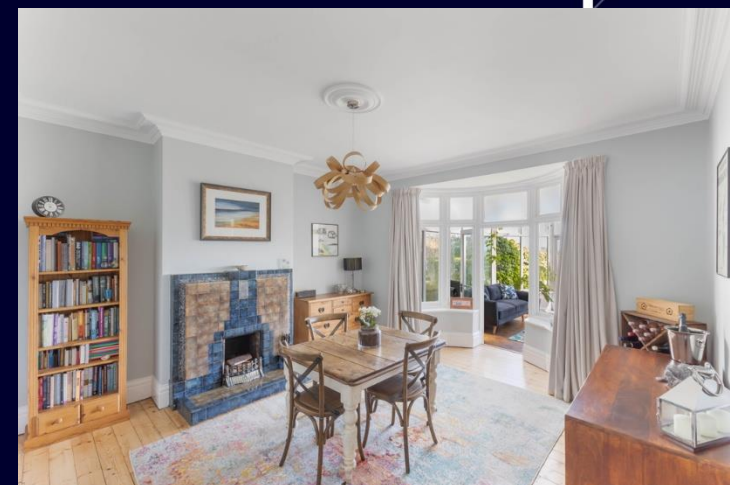
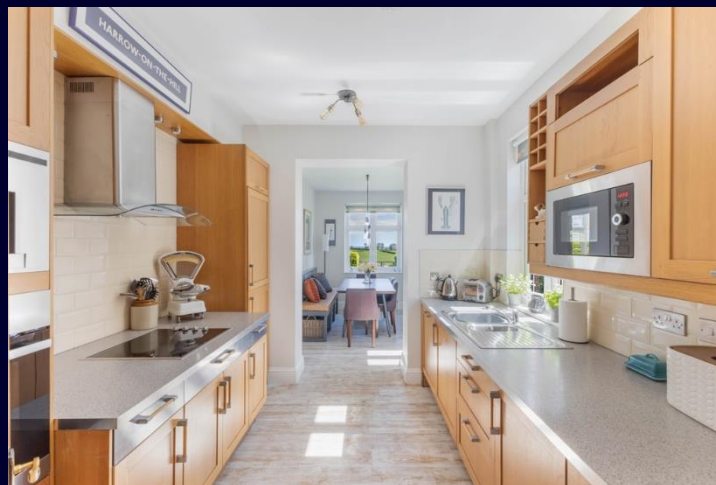
6 Woodlands, Warkworth, Morpeth, Northumberland, NE65 0SY

A stylish & fully refurbished, four bedroom semi-detached house with fantastic views over the River Coquet towards the sea and coastline and to the front towards Warkworth Castle & Cricket ground - with driveway parking for two cars and a single garage, and a beautiful landscaped rear garden, with an upper lawn, and two decked terraces and seating areas leading down to the River bank.

The impressive family home is ideally located for Warkworth village, with its local pubs/hotels, restaurants and shops/gallery, historic Church, river and beach walks and village Primary School. The house has been further improved by the current owners in recent years with redecoration throughout, the refurbishment of the ground floor WC, with external works to include; new soffits and fascias, work to the roof and ridge tiles, the flat roof replaced on the porch, new gate to the side, and the addition of a second decked terrace seating area and Greenhouse within the garden

The house offers a fantastic 'lifestyle' opportunity for those buyers seeking direct access to the River Coquet for canoeing & paddle boarding, and for those buyers looking for a ready to walk into home, with good flexible reception and living spaces.





Ground floor - Entrance porch | Reception hallway with original oak panelling to the walls, wood flooring, and a staircase to the first floor | Ground floor WC | Lovely sitting room with a large bay window and a wood burning stove | Beautiful second reception room/dining room opening to the conservatory, with open fire set into a feature fireplace | Excellent conservatory overlooking the garden with a fan to the ceiling, and doors opening to the terrace and garden | Contemporary kitchen fitted with a range of wood and steel cabinets, and integrated appliances; oven, hob, microwave, and fridge/freezer | Versatile dining room with a window and a door to the rear garden, fabulous river & sea views, and a door to the utility room.

First floor - Attractive first floor landing with a feature stained glass arch window to the side elevation, wood panelling to the walls and original wood parquet flooring and doors to the bedrooms and family bathroom | Impressive master bedroom with stunning views to the river and sea, wood flooring, and a door to the ensuite | Well appointed ensuite with walk in shower, WC, wash hand basin in a vanity cabinet and heated towel rail | Superb double bedroom two with a bay window to the front with fabulous views of Warkworth Castle & Cricket ground | Double bedroom three to the front | Double bedroom four to the rear with stunning views to the river and sea | Family bathroom with a bath with shower over, WC, wash hand basin and heated towel rail.

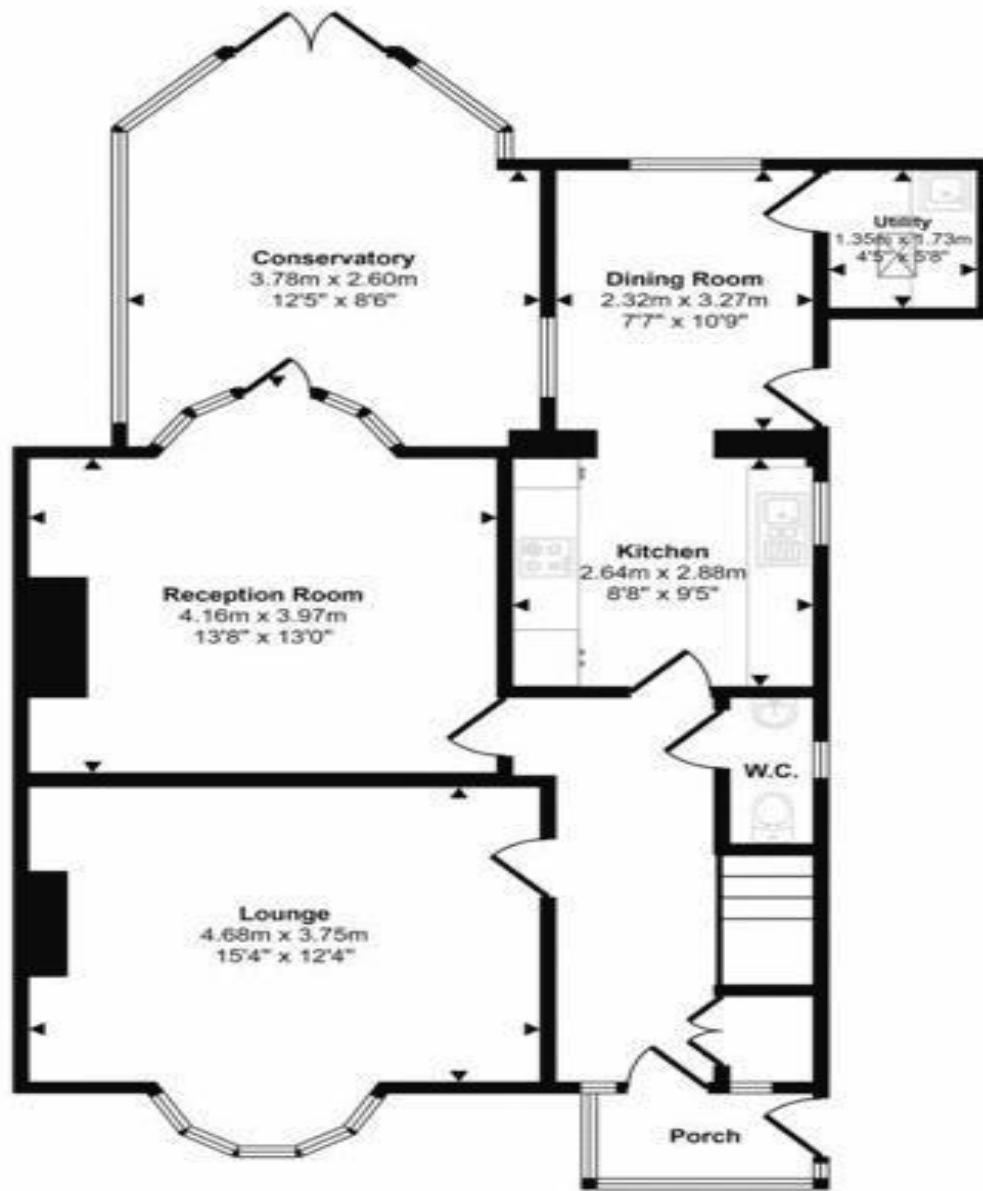
Externally - Driveway parking for 2 cars | Detached single garage with remote controlled roller door and separate store room | New gate to the side, giving access to the rear garden | Lawned garden with a pathway and steps leading down to two decked seating areas, overlooking the river to the coast - steps lead down to the banks of the River Coquet with access to the river.

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

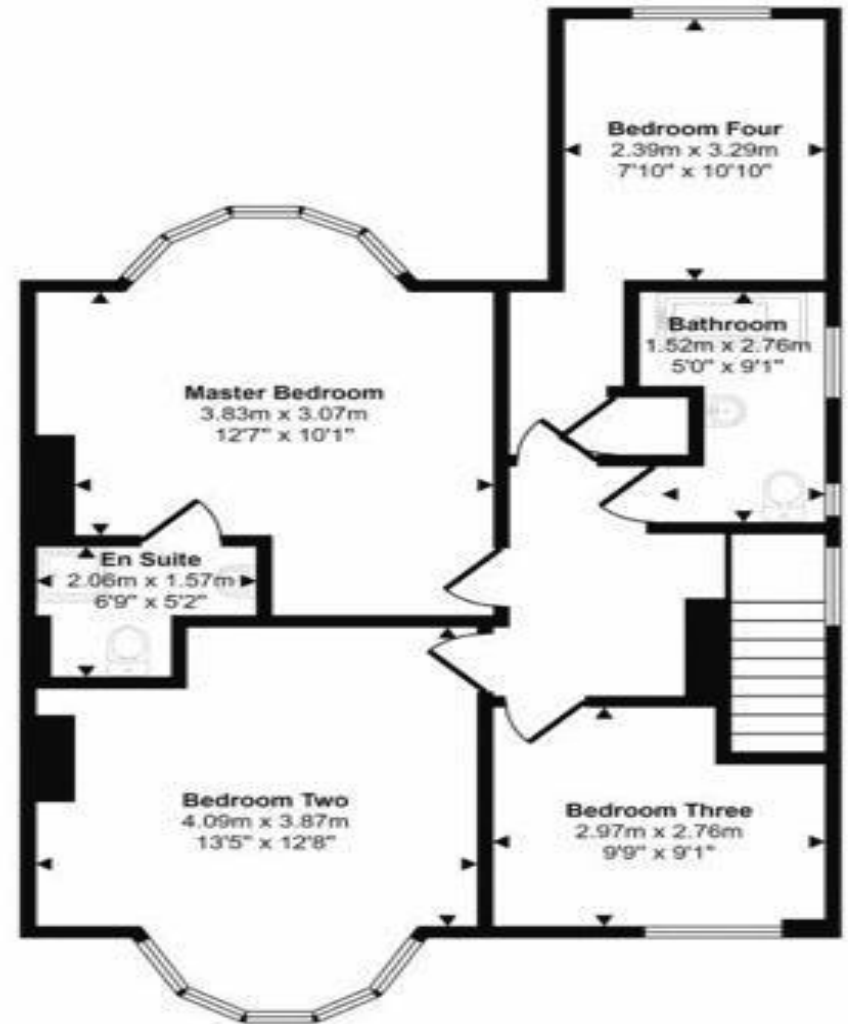
Price Guide: Offers Over £625,000



Approx Gross Internal Area
159 sq m / 1708 sq ft

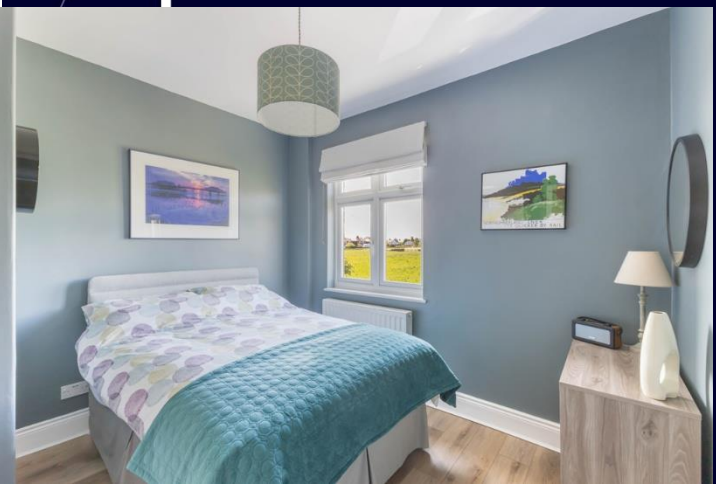


Ground Floor
Approx 89 sq m / 961 sq ft



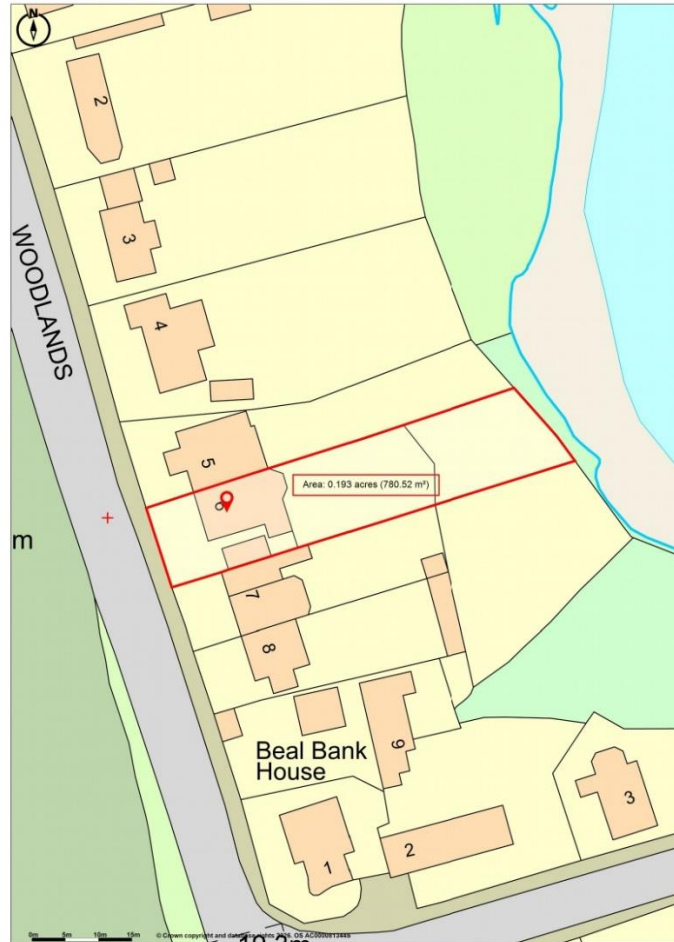
First Floor
Approx 69 sq m / 747 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.





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