



**29 Knights Road**  
Warkworth





29 Knights Road, Warkworth, Morpeth, Northumberland, NE65 0FA

Offers Over £525,000

Immaculately presented, five bedroom detached home, occupying a generous corner site on the edge of this popular modern development, in the much sought after coastal village of Warkworth, enjoying fabulous views across the adjoining countryside, towards Amble Marina and out to sea to Coquet Island. This beautiful home was constructed in an 'Orchid' Style by Cussins Homes in 2019 and has been substantially upgraded and remodelled to the ground floor to create superb open plan living space, as well as taking space from the garage to create additional boot room and separate utility. Attractive gardens surround the property, with ample driveway parking to front and integral garage.

Entrance hall which has stairs to first floor and Cloaks/wc | Sitting room to front | Fabulous open plan living space across the rear, incorporating high gloss fitted kitchen extending to a central island with granite worksurfaces. Integrated appliances include electric oven, combination oven, induction hob with extractor, fridge/freezer and dishwasher. The Dining area has bi-fold doors out to the rear raised patio and gardens, then extends to seating area in an 'L' shape to the lounge, with contemporary wood burning stove | Utility room which has plumbing for washing machine and space for dryer | Access door to boot room which gives access to the garage, as well as stable style external door to the side of the property | To the first floor, an attractive galleried landing gives access to the principal bedroom which has dressing area, including fitted wardrobes and access to tiled ensuite shower room/wc | Three further double bedrooms, both with fitted wardrobes for ample storage | Generous fifth bedroom to the rear with views over the adjoining countryside towards the coast | Family Bathroom/wc including separate shower | Externally, to the front of the property is a block paved driveway providing parking for two cars, leading to an integral garage. Lawned garden area to front and side access gate with path leads to the rear, which has stone paved raised patio from which to enjoy the views, and steps down to a generous lawn with beds and summerhouse. The external areas offer extensive outside lighting as well as CCTV security system.

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



















## GROUND FLOOR



Living Room	3462mm x 4309mm / 11' 4" x 14' 2"
Kitchen	3261mm x 4331mm / 10' 8" x 14' 3"
Family/Dining	5677mm x 3271 mm/ 18' 7" x 10' 9"
Snug	3432mm x 3570mm / 11' 3" x 11' 9"
Utility	1980mm x 1890mm / 6' 6" x 6' 2"
W.C	1000mm x 1890mm / 3' 3" x 6' 2"
Garage	2998mm x 6732mm / 9' 10" x 22' 1"

## FIRST FLOOR



Master Bedroom	3490mm x 3275mm / 11' 5" x 10' 9"
Dressing Area	2441mm x 1709mm / 8' 0" x 5' 7"
En-suite	2441mm x 1820mm / 8' 0" x 5' 11"
Bedroom 2	3260mm x 3657mm / 10' 8" x 12' 0"
Bedroom 3	3374mm x 3006mm / 11' 1" x 9' 10"
Bedroom 4	3260mm x 3240mm / 10' 8" x 10' 8"
Bathroom 5/Office	3769mm x 2588mm / 12' 4" x 8' 6"
Bathroom	2641 mm x 2588mm / 8' 8" x 8' 6"

Please note, these floorplans are an illustration of an 'Orchid' style - the vendor has made alterations to the ground floor accommodation.



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