



# 15 Green's Park

Warkworth







## 15 Green's Park, Warkworth, Morpeth, Northumberland, NE65 0GY

A superb three bedroom, stone built townhouse in a modern exclusive courtyard development in Warkworth, with fantastic views at the rear to the River Coquet and Amble Marina plus only a 15 minute walk to the beautiful beach. Located next to Warkworth Castle, with easy access village shop and pubs/restaurant with private rear garden, driveway parking for 1 car and a single integral garage. NO UPWARD CHAIN

A lovely three bedroom end terraced townhouse set in a quiet location towards the head of the cul de sac - the three storey house benefits from attractive oak flooring, double glazed windows, quality blinds to the bedrooms, a new 'Vaillant' gas condensing boiler installed in 2019, and new uPVC French doors to the enclosed rear garden.

Ground floor - Reception Hallway with a staircase to the first floor and useful under stairs storage | Ground floor WC | Fabulous open plan living/dining and kitchen with new uPVC French doors opening to the rear garden | The kitchen is fitted with a range of cabinets with a four ring gas hob, integrated electric oven, plumbing for a washing machine, dishwasher, and space for a tumble dryer and fridge/freezer.





First floor - First floor landing with a window to the front | Excellent sitting room with great elevated views to the River Coquet and towards Amble Marina | Double bedroom two has views to the River, and a double door built in wardrobe with shelving and hanging | Double bedroom three with double window to the front | Well appointed Shower room with a double length walk in mains shower, wash hand basin and WC.

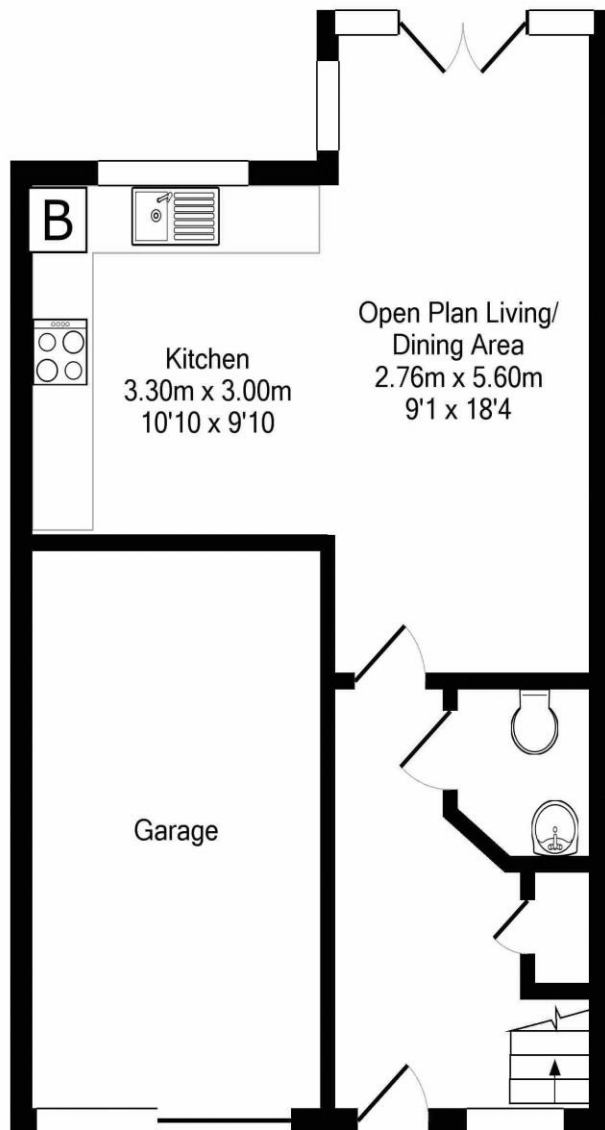
Second floor | Impressive master bedroom with a great feeling of space and light from the dual aspect windows to the front and rear elevations and good ceiling height - there is a double door built in wardrobe, single built in wardrobe and access via a pull down ladder to a part boarded loft for storage | Generous Ensuite bathroom with new flooring (2 years), bath, WC, wash hand basin and separate mains shower - there is a heritage roof light also.

Externally - There is a block paved driveway with parking for 1 car | Single integral garage with up and over door, power and lighting | Private enclosed rear garden with an outside water tap and gate giving access to the path and steps leading up to the main road, Castle and village. The historic village of Warkworth, with its magnificent Castle, St Lawrence Church and Market Square & Cross, offer a range of local amenities including excellent independent shops/post office, Art Gallery, cafes, pubs/restaurants, along with a village First School, Cricket Club and Golf Course and within the village are 2 EV charging points. The river Coquet runs through the village to the Coquet Estuary & Marina at nearby Amble, used for a range of leisure activities, with the beach and sea close by with miles of beautiful sandy beaches.

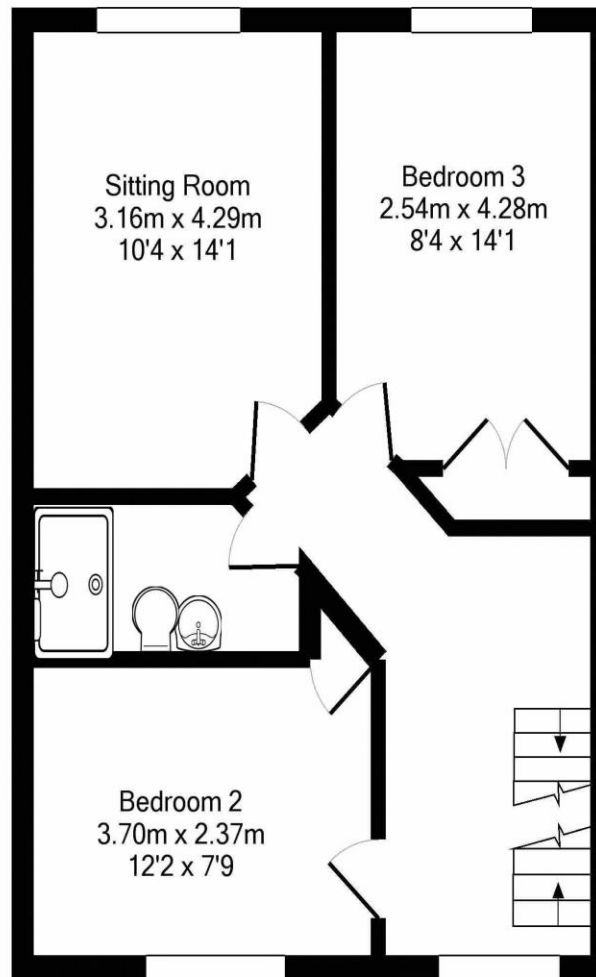
Services: Mains Electric, Gas, Water & Drainage | Gas Central Heating | Tenure: Freehold | Council Tax Band E | EPC: C

Guide Price £375,000

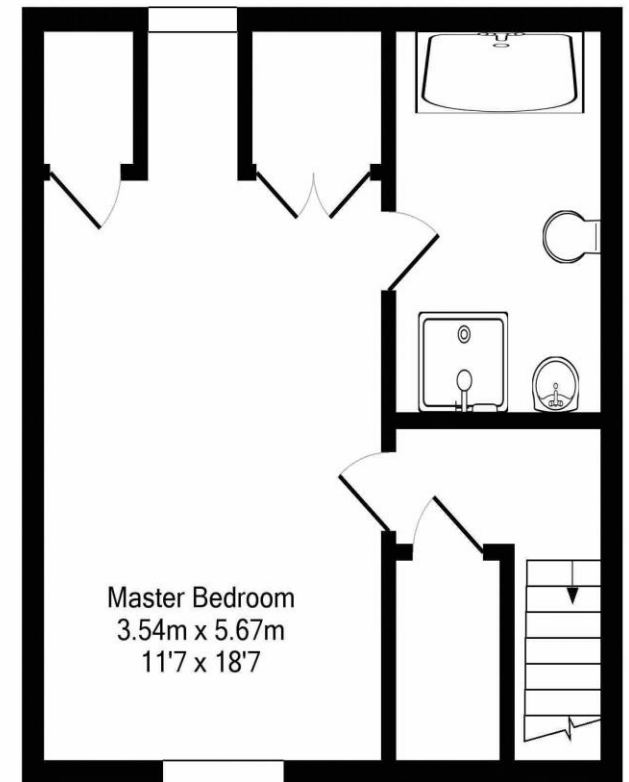




Ground Floor  
Approx. Floor  
Area 52.2 Sq.M.  
(562 Sq.Ft.)



1st Floor  
Approx. Floor  
Area 48.3 Sq.M.  
(520 Sq.Ft.)



SECOND FLOOR  
Approx. Floor  
Area 38.6 Sq.M.  
(415 Sq.Ft.)

Total Approx. Floor Area 139.1 Sq.M. (1497 Sq.Ft.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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