



6 Riverbank

Warkworth



6 Riverbank, Warkworth, Morpeth, Northumbeland, NE65 0UZ

An immaculate and fully refurbished, four bedroom/ three reception room detached bungalow, with a fabulous south and east facing mature garden enjoying open aspect views over the surrounding fields & countryside towards Amble, the Marina and the Coquet Estuary. The stone and brick built bungalow occupies a lovely quiet position to the head of the cul de sac, with a long driveway for 3-4 cars, and single integral garage with electric roller door. NO UPWARD CHAIN.

A superb four bedroom bungalow, in this much sought after modern bungalow development in Warkworth, with a number of improvements in the last 10 years including; installation of uPVC triple glazed windows, uPVC double glazed external and patio doors, a cast iron wood burning stove fitted within the sitting room, a new gas combi boiler, glazing to the internal doors allowing additional natural light, a refurbished ensuite to the master bedroom (2023), er3 Electric AGA fitted in the kitchen (available by separate negotiation), upgraded electric consumer board & intruder security alarm, two loft storage areas with ladders and neutral carpets throughout the bedrooms. Externally, the garden has been beautifully landscaped with mature planted borders, fruit trees, paved patio terraces and pathways, and new timber summerhouse (2025) and external hot water tap.

LIVING - Vestibule with a tiled floor and glazed door to the hallway | Lovely reception hallway with good natural light, and two built in storage cupboards - a wood drop-down ladder gives access to a boarded loft area with lighting | Excellent sitting room with dual aspect windows and sliding patio doors overlooking the garden to the open countryside - a cast iron wood burning stove is central to the room - an arch leads to the adjoining dining room | Versatile second reception dining/room with a window enjoying open aspect views | A door leads from the sitting room to the garden room, with views to the fields & towards the coast, with a door opening to the terrace and garden | Lovely family kitchen/breakfast room, fitted with a range of wood cabinets, a modern eR3 AGA (2021 - by separate negotiation), integrated dishwasher, and space for fridge/freezer - patio doors open to the rear garden and a door leads to the utility | Utility room with a sink, wall and base cabinets, plumbing for a washing machine and space for a tumble dryer and fridge/freezer - a door opens to the side pathway and garden, and internal connecting door to the garage.





BEDROOMS - Generous Master bedroom with built in wardrobes to one wall, and space for freestanding bedroom furniture | Refurbished ensuite shower room - walk in electric shower, WC and wash hand basin set in a vanity cabinet, chrome ladder radiator | Double bedroom two has a built in wardrobe and window overlooking the garden and Summerhouse | Double bedroom three has a built in wardrobe | Single bedroom four, currently used as a study, has a built in wardrobe | Well appointed family bathroom; bath with a shower off the taps, WC and wash hand basin set in a vanity cabinet, illuminated wall mounted mirror, and ladder radiator.

EXTERNALLY - The bungalow has a long driveway for 3-4 cars | Single integral garage with an electric roller door, fully boarded loft space for storage, power and lighting | Lovely landscaped gardens with extensive lawns to the front and side, well stocked borders, and mature tree & shrubs - the timber Summerhouse makes a superb addition to the garden for al fresco dining | Timber Potting shed, outside hot water tap, log store and external lighting.

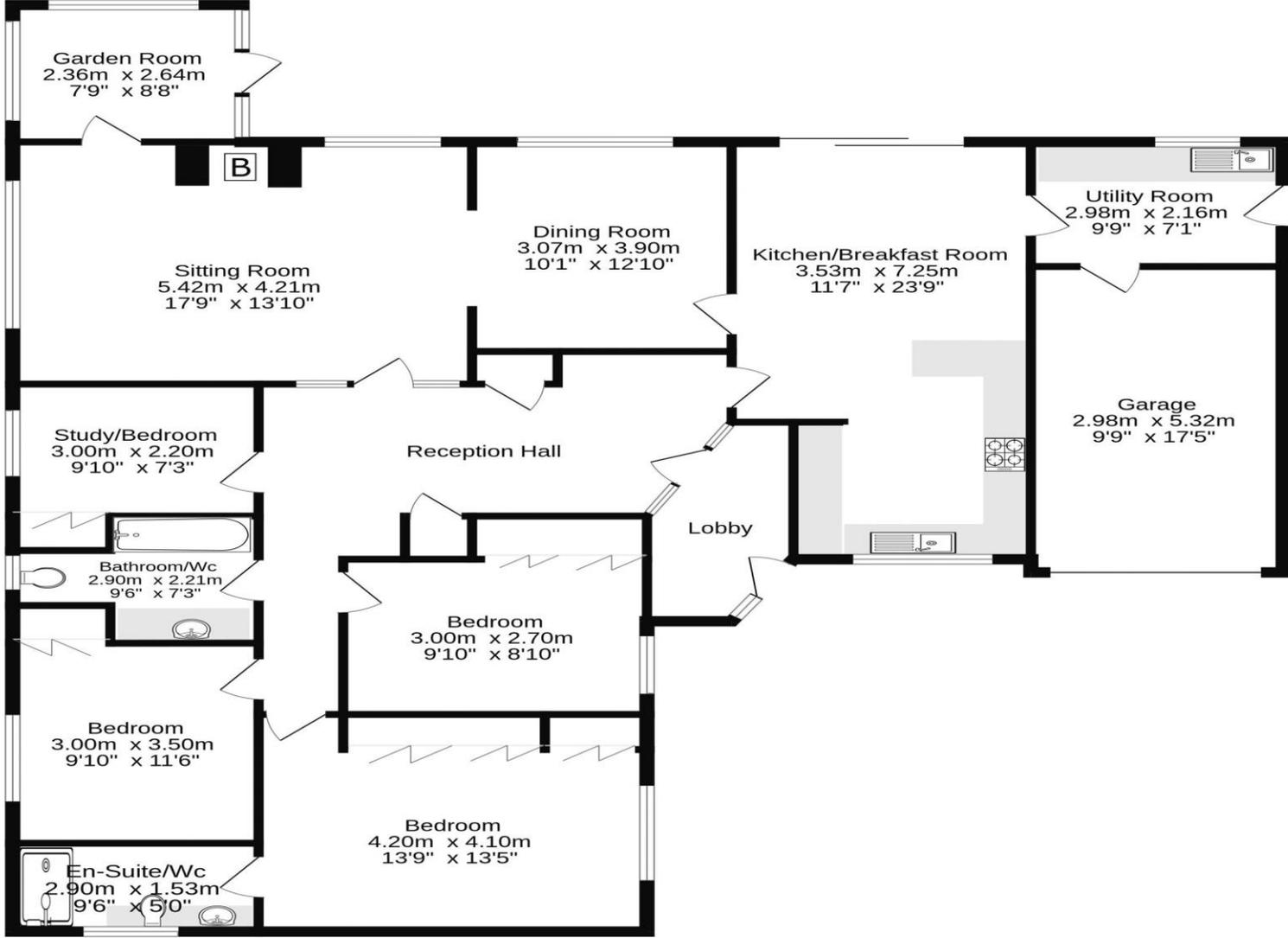
The historic village of Warkworth, with its magnificent Castle, St Lawrence Church and Market Square & Cross, offer a range of local amenities including excellent independent shops/post office, Art Gallery, cafes, pubs/restaurants, along with a village First School, Cricket Club and Golf Course and within the village are 2 EV charging points. The river Coquet runs through the village to the Coquet Estuary and Marina at nearby Amble, used for a range of leisure activities, with the beach and sea close by with miles of beautiful sandy beaches. Public Transport - Bus stop for local towns close by | Mainline train services from Alnmouth Railway Station, just 3.7 miles away, to Edinburgh Waverly, Newcastle Central and London's Kings Cross stations.

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

Guide Price £585,000

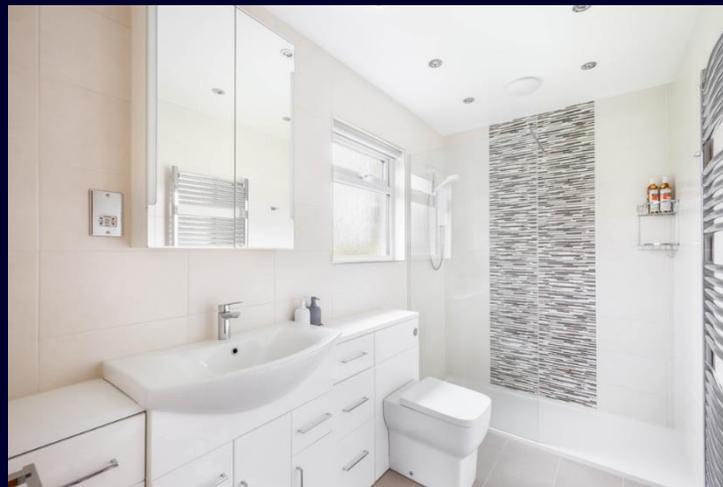


Ground Floor
 165.3 sq.m. (1780 sq.ft.) approx.



TOTAL FLOOR AREA : 165.3 sq.m. (1780 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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