



Knights Road Warkworth

A superior five bedroom, three bathroom executive property occupying a fabulous position in a highly sought after and well regarded location in the historic and picturesque village of Warkworth overlooking fields to the rear. The property offers exceptionally well proportioned accommodation throughout which is presented to the highest of standards. Warkworth is a beautiful historic village with a 13th century Castle and Hermitage with quirky boutique style shops, cafes and restaurants and when not walking along the glorious sandy beach there are riverside walks beside the Coquet with a much welcome break at one of the local coffee shops. Knights Road is located within walking distance to the village centre and an early viewing of this outstanding property is strongly recommended.

Offers Over £600,000

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Knights Road

Warkworth NE65 0FA

The larger traditional harbour town of Amble is just a short drive or healthy walk with a further array of shops, leisure amenities and Amble Harbour Village with retail pods, Little Shore Beach and Pier where dolphins are often spotted. There is a train station in nearby Alnmouth with services to Newcastle, Edinburgh and beyond and local bus services to Morpeth and Alnwick with connections to Newcastle and Berwick. With bright and airy living space briefly comprising to the ground floor: entrance lobby, welcoming entrance hall and downstairs w.c. An excellent lounge with two picture windows overlooking the rear garden and separate dining room/snug. The enviable dining kitchen has a comprehensive range of units with central island, bi-folding doors opening onto the patio to the rear and a bay window to the front with ample space for a family area. To the first floor from the landing there are five good sized bedrooms, with the main bedroom and second bedroom having en-suite shower rooms and there is a separate family bathroom. The rear facing rooms have lovely views across to the fields. Outside to the front the driveway provides off road parking and accesses the double garage, the garden is lawned with planted shrubs and a pathway leads to the entrance door. The gated side pathway leads to the generous garden which is mainly lawn with mature bedding plants, shrubs and trees. The paved patio is a lovely outdoor space to sit and enjoy the warmer months of the year.



ENTRANCE LOBBY 6'9" (2.06m) x 5'5" (1.65m)

Composite entrance door. Storage cupboard, radiator, tiled floors. Glazed double doors into:



ENTRANCE HALL 9'8" (2.95m) x 8'5" (2.57m)

A welcoming hallway with stairs to the first floor. Radiator, tiled floor.

DOWNSTAIRS W.C.

Pedestal wash hand basin, low level w.c. Radiator. Tiled splashback and floor, fan.

DINING ROOM/SNUG 13'1" (3.99m) x 10'7" (3.22m) into bay

uPVC double glazed walk in bay window to front. Radiator. Tiled floor.

LOUNGE 15'10" (4.83m) max x 13'1" (3.99m) max

Two uPVC double glazed window to the rear overlooking the garden. Radiator.



DINING KITCHEN AND FAMILY ROOM 27'5" (8.36m) plus bay x 15'0" (4.57m)

A superb and generous size living space with uPVC walk in bay window to front and uPVC bi-folding doors to the rear opening out to the patio. Kitchen with a range of wall, base and wall units incorporating full height larder units with quartz work surfaces and upstands with a one and a half bowl under sink with mixer tap. Island unit with quartz worktop and cupboards under incorporating five ring gas hob and extractor over. Eye level electric oven with combination microwave and cupboard over. Integrated fridge freezer and dishwasher. Integrated wine cooler. Two radiators, tiled floor. Ceiling spotlights.

UTILITY/LAUNDRY ROOM 9'8" (2.95m) max x 8'5" (2.57m) max (sloping ceiling to one side)

uPVC window to rear and composite door to rear. Fitted with a range of wall and base units with granite worktops and upstands with a single under sink and mixer tap. Space for washer and dryer. Central heating boiler, tiled floor, fan.

GALLERIED LANDING

uPVC double glazed window to rear with views across fields and countryside. Double storage cupboard. Ceiling downlights, radiator. Loft access.

BEDROOM ONE 12'1" (3.68m) max to wardrobes x 11'7" (3.53m)

uPVC double glazed window to front with partial views to adjoining fields. Excellent range of fitted wardrobes, radiator.

EN-SUITE SHOWER ROOM

uPVC double glazed window to side. Fitted double walk in shower cubicle with rainwater shower head. Wall mounted wash hand basin, low level w.c. Towel radiator, tiled walls and floor. Ceiling downlights, fan.

BEDROOM TWO 13'3 (4.04m) x 9'6" (2.90m)

uPVC double glazed window to front with views to adjoining fields. Range of fitted wardrobes. Radiator.

EN-SUITE SHOWER ROOM

uPVC double glazed window to side. Fitted double walk in shower cubicle with rainwater shower head. Wall mounted wash hand basin, low level w.c. Towel radiator, tiled walls and floor. Ceiling downlights, fan.

BEDROOM THREE 13'1" (3.99m) x 11'00" (3.35m)

uPVC double glazed window to rear overlooking the garden. Radiator.

BEDROOM FOUR 13'00" (3.96m) max x 10'3" (3.12m) into door recess

uPVC double glazed window to rear overlooking fields. Radiator.

BEDROOM FIVE 11'3" (3.43m) x 10'5" (3.18m)

uPVC double glazed window to front with partial views to fields. Radiator.

BATHROOM

uPVC double glazed window to rear. Fitted panelled bath with shower attachment over. Wall mounted wash hand basin, low level w.c. Towel radiator. Tiled walls and floor, ceiling downlights.

OUTSIDE

DOUBLE GARAGE 21' (6.40m) max x 19'8" (5.99m) max (internal measurements)

Two up and over doors, light and power.

OUTSIDE

The property lies in a great location on a generous size plot and lies behind a lawned garden with flowerbeds. The block paved driveway provides parking for two cars and accesses the garage and a pathway leads to the entrance door and alongside the property to the gated rear garden. The rear is mainly lawned with two patio areas, one directly to the rear of the kitchen and the other behind the garage which provide lovely outdoor spaces to sit and enjoy the warmer months of the year. The garden is full of mature plants and shrubs and is bordered by timber fencing. The rear garden is not overlooked and adjoins fields and countryside.

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.

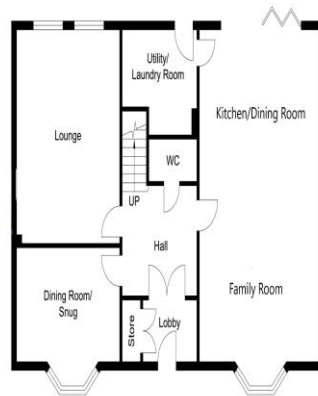
Council Tax Band: E

EPC Rating: B

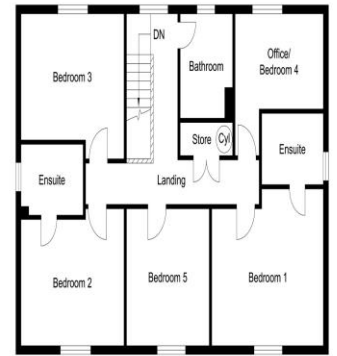
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Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B	86 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Ground Floor



First Floor



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