



## Magdalene Fields Warkworth

Situated in a highly regarded and a much sought after location in the historic village of Warkworth, a superb three bedroom, two bathroom detached bungalow boasting a fabulous garden room and a spacious, well-appointed dining kitchen. Occupying a lovely position on this mature and peaceful development, an early viewing is strongly recommended.

**£420,000**

ROOK  
MATTHEWS  
SAYER

01665 713 358  
56 Queen Street, Amble, NE65 0BZ

[www.rookmatthewssayer.co.uk](http://www.rookmatthewssayer.co.uk)  
[amble@rmsestateagents.co.uk](mailto:amble@rmsestateagents.co.uk)





# Magdalene Fields

## Warkworth NE65 0UF

The accommodation is bright and airy with excellent sized living space on one level and would be an ideal purchase for the mature or retired couple looking for a property conveniently placed just a short walk from the village centre. Briefly comprising, entrance door to the lobby with door to the welcoming entrance hall. There is a spacious lounge situated to the front of the property and a well-appointed and generous dining kitchen with some appliances which opens up to the superb garden room overlooking the rear garden with French doors leading onto the patio. This additional living space could easily serve as a sitting and dining room, ideal for entertaining.

Each of the three bedrooms are of a good size, the main bedroom benefitting from an en-suite shower room and there is also a main shower room.

Outside, the driveway provides off road parking and accesses the garage. The front lawn is bordered by hedging giving the property a good deal of privacy. Side pathways lead to the generous rear garden which is mainly lawned with mature trees, shrubs and raised borders. The extensive paved patio offers an excellent outdoor space to relax and enjoy the warmer months of the year. A courtesy door gives access to the double garage and there is a shed for storage.

Warkworth is a pretty coastal village with a 13th century Castle and Hermitage and riverside walks along the Coquet. There are boutique shops, cafes and restaurants around the town square and the village boasts a real community spirit with many activities taking place and spectacular events at the Castle. The village has its own wide sandy beach along Northumberland's glorious coastline.

The traditional coastal town of Amble is just on the doorstep with a working harbour and Amble Harbour Village with retail pods, cafes and fish restaurants together with Little Shore Beach and Pier where dolphins are often spotted. There are seasonal boat trips across to Coquet Island where grey seals, puffins and roseate terns can be spotted. The larger towns of Alnwick and Morpeth are close to hand with a wide range of shopping and leisure amenities and the local bus service visits these towns with connecting public transport links further afield. The train station in Alnmouth has regular services to Newcastle, Edinburgh and beyond. The A1 with stretches from the north and south of the county with motorway connections throughout the country.

This property is sold with no upward chain and is a perfect choice for anyone local or moving into the area looking for a bungalow in a charming location rich in history combining the best in village living with excellent access to the surrounding towns.



ENTRANCE LOBBY

ENTRANCE HALL

LOUNGE 17'10" (5.44m) max x 13'8" (4.17m) max

DINING KITCHEN 17'11" (5.46m) max x 10'1" (3.07m) max

GARDEN ROOM 16'8" (5.08m) max x 10'9" (3.28m) max into arch

BEDROOM ONE 11'11" (3.63m) max x 10'9" (3.28m) max

EN-SUITE SHOWER ROOM

BEDROOM TWO 11'5" (3.48m) max x 8'5" (2.57m) max

BEDROOM THREE 10'7" (3.22m) max x 8'1" (2.46m) max

SHOWER ROOM

DOUBLE GARAGE, DRIVEWAY AND GARDENS

PRIMARY SERVICES SUPPLY

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: MAINS GAS

Broadband: CABLE

Mobile Signal Coverage Blackspot: NO

Parking: DRIVEWAY AND GARAGE

MINING

The North East region is famous for its rich mining heritage and therefore it will be beneficial to conduct a mining search.

Confirmation should be sought from a conveyancer as to its effect on the property, if any.

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: tba

AM0004527/LP/LP/17042025/V.1./22042025/V.2.







epc



**Important Note:** Rook Matthews Sayer (RMS) for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute part or all of an offer or contract. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck the measurements before committing to any expense. RMS has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyer's interests to check the working condition of any appliances. RMS has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. No persons in the employment of RMS has any authority to make or give any representation or warranty whatever in relation to this property.

**Money Laundering Regulations** – intending purchasers will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We will also use some of your personal data to carry out electronic identity verification. This is not a credit check and will not affect your credit score.

16 Branches across the North-East

