



Warkworth Avenue | Warkworth | NE65 0TP

£245,000

A beautifully modernised semi-detached home finished to an exceptional standard, boasting a high-specification kitchen and bathroom, landscaped gardens, utility room and resin driveway, all within one of Northumberland's most desirable villages.

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SEMI-DETACHED

LANDSCAPED REAR GARDEN

DOWNSTAIRS UTILITY AND W.C.

MOVE-IN-READY

**OFF-STREET PARKING AND
DRIVEWAY**

SOUGHT-AFTER VILLAGE LOCATION

NEUTRAL DÉCOR THROUGHOUT

GARAGE SPACE

For any more information regarding the property please contact us today

This beautifully refurbished semi-detached home is situated within the highly sought-after historic village of Warkworth, offering stylish, contemporary accommodation finished to an exceptional standard throughout. Having undergone a comprehensive programme of modernisation, the property is ready for immediate occupation and will appeal to a wide range of buyers seeking a turnkey home in one of Northumberland's most desirable coastal villages.

The accommodation benefits from neutral décor throughout, attractive vinyl floor tiling across the ground floor, contemporary replacement radiators, additional electrical sockets, and quality Hillarys blinds fitted to the living and dining areas. The welcoming living room features an electric convector fire with an attractive log-effect display, creating a warm focal point for the room.

At the heart of the home is a superbly appointed contemporary kitchen, thoughtfully designed to maximise both storage and functionality. The kitchen incorporates a comprehensive range of integrated appliances including a slimline dishwasher, induction hob with extractor canopy, microwave/combi oven, electric oven, and integrated fridge/freezer. Further features include practical pan drawers and a pull-out larder unit, providing excellent storage solutions.

The luxurious bathroom has been finished to a particularly high specification and comprises a panelled bath with mains-fed rainfall shower and separate handheld attachment, glazed shower screen, fitted cabinetry incorporating a wash hand basin and concealed cistern WC, together with a mirrored wall-mounted vanity cabinet featuring an integrated shaver point. The room is fully tiled to both walls and floor and further benefits from underfloor electric heating, a chrome ladder-style dual fuel radiator, ceiling downlights and an extractor fan.

Part of the original garage has been professionally converted to create a useful utility room, complete with sink unit, plumbing and space for a washing machine, together with a WC. The remaining garage space provides excellent storage and includes the central heating boiler, power supply and an electric remote-controlled roller shutter door.

Externally, to the front, a resin-bonded driveway provides off-street parking for up to three vehicles. The beautifully landscaped rear garden includes a summerhouse, lawn, and two main patio areas, designed for ease of maintenance and outdoor enjoyment.

Combining high-quality fixtures and fittings with practical family living, this exceptional home offers a rare opportunity to acquire a fully modernised property within easy reach of Warkworth's picturesque village centre, castle, riverside walks and stunning Northumberland coastline.

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LIVING ROOM

10' 6" x 13' 5" (3.20m x 4.09m)

Vinyl floor tiles | Double-glazed windows | Electric sockets | Electric convector fire with log effect display | 'Hillarys' blinds | Dimmer switches | Contemporary radiators

KITCHEN

8' 11" x 14' 7" (2.72m x 4.44m)

Integrated slimline dishwasher | Induction hob with extractor hood | Microwave/oven combi | Electric oven | Integrated fridge/freezer | Pull-out larder | Pan drawers | 'Hillarys' blinds | Contemporary radiator

DINING AREA

7' 8" x 10' 9" (2.34m x 3.27m)

Vinyl floor tiles | Double-glazed doors to rear garden | Dimmer switches

UTILITY

7' 9" x 5' 0" (2.36m x 1.52m)

Vinyl floor tiles | Stainless-steel sink unit | Space for washing machine | W.C. | Door to store room (previously the garage) | Extractor fan

STORE (remaining section of garage)

8' 0" x 11' 1" (2.44m x 3.38m)

Central heating boiler | Electric remote roller shutter door | Light and electric power sockets

BEDROOM ONE

13' 6" plus wardrobe recess x 11' 7" (4.11m x 3.53m)

Double-glazed window | Contemporary radiators | Electric sockets

BEDROOM TWO

10' 1" x 9' 7" (3.07m x 2.92m)

Double-glazed window | Contemporary radiators | Electric sockets

BATHROOM

5' 7" x 6' 4" (1.70m x 1.93m)

Panel bath with mains rainfall head shower and separate handheld attachment | Glass shower screen | Fitted cabinets with integrated wash basin and W.C. | Mirror door wall mounted vanity cabinet with a fitted shaver point | Fully tiled walls and floor | Chrome ladder style dual (electric/gas central heating) radiator | Ceiling downlights | Extractor | Underfloor electric heating

EXTERNALLY

Timber summer house with light and electric power sockets | Outside power sockets | Patio areas | Level lawn garden | Fence and hedge boundary | Cold water tap

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains

Broadband: FTTP

Mobile Signal Coverage Blackspot: No

Parking: Driveway

AGENTS NOTE

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

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,

TENURE

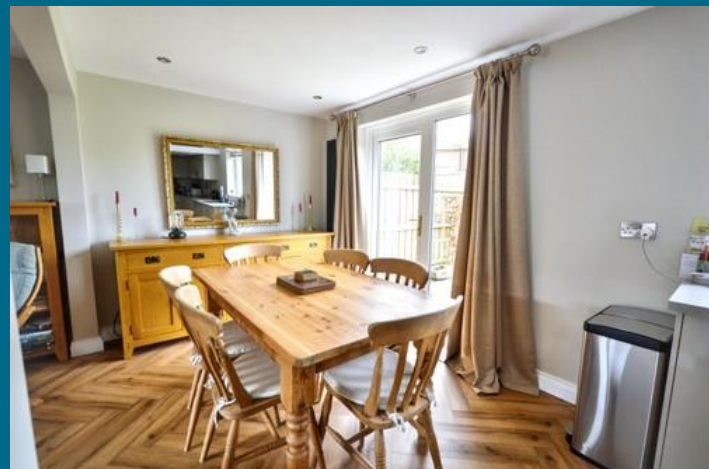
Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

COUNCIL TAX BAND: A

EPC RATING: D

AL009691.DM.VG.29/07/2026.V.3

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

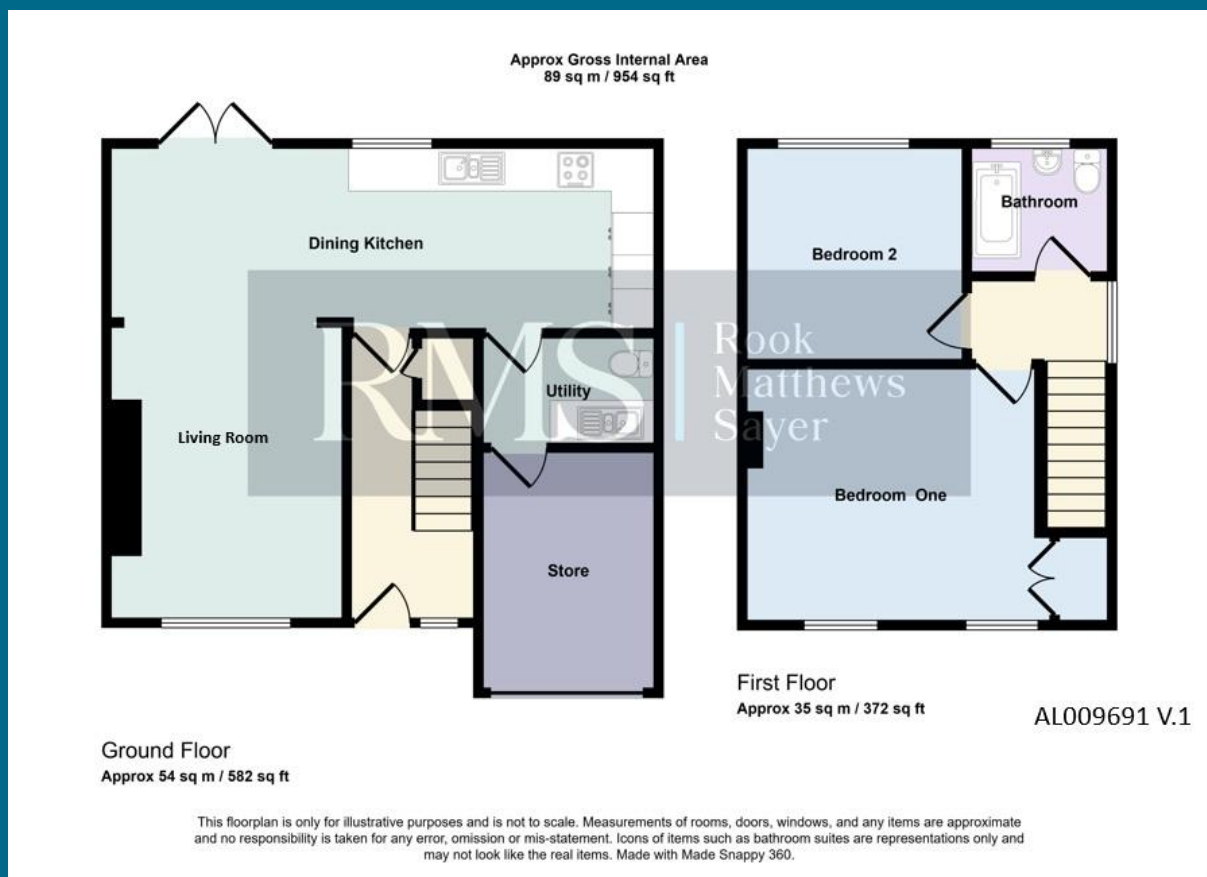


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Money Laundering Regulations – intending purchasers will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We will also use some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

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