



Knights Road | Warkworth | NE65 0FA

£325,000

Stylish three-bedroom semi-detached home in sought-after Warkworth, featuring a high-spec open-plan kitchen with bi-fold doors, integrated Bosch appliances, and a bright bay-fronted living room. With an en-suite to the principal bedroom, modern finishes throughout, a detached garage, and a generous garden with patio and fruit trees, it's perfectly designed for contemporary living.

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SEMI-DETACHED HOUSE

IMPRESSIVE OPEN-PLAN DINING KITCHEN WITH INTEGRATED HIGH-QUALITY BOSCH APPLIANCES

BI-FOLD DOORS OPENING TO A GENEROUS, ENCLOSED REAR GARDEN WITH PATIO

PRINCIPAL BEDROOM WITH FITTED WARDROBES & EN-SUITE

THREE WELL-PROPORTIONED BEDROOMS

HIGHLY REGARDED & MODERN CUSSINS HOMES DEVELOPMENT

DETACHED GARAGE & TANDEM-LENGTH DRIVEWAY

A MOVE-IN READY HOME IN A SOUGHT-AFTER VILLAGE LOCATION

For any more information regarding the property please contact us today

40 Knights Road, Warkworth, NE65 0FA

Situated within a highly regarded modern development by Cussins Homes in the desirable village of Warkworth, this beautifully presented semi-detached property offers stylish, well-planned accommodation ideal for contemporary living.

The welcoming entrance hall features a composite door, useful storage cupboards, a convenient downstairs W.C., and luxury vinyl tiled flooring, leading through to a bright and comfortable front-facing living room with a charming bay window and feature fireplace incorporating an electric stove.

To the rear, the impressive dining kitchen forms the heart of the home, fitted with a comprehensive range of modern units and high-quality integrated Bosch appliances, including an induction hob, double oven, fridge freezer, integrated dishwasher and wine fridge. The space is finished with sleek work surfaces, ceiling downlights and luxury flooring, while bi-fold doors and a large window flood the room with natural light and open directly onto the rear garden—perfect for entertaining and family life.

To the first floor, there are three well-proportioned bedrooms. The principal bedroom enjoys fitted wardrobes, a pleasant outlook towards open fields, and a contemporary ensuite shower room featuring a rainfall shower and stylish fittings. The second bedroom also benefits from fitted wardrobes and overlooks the rear garden, while the third bedroom offers flexibility as a guest room, nursery or home office. The modern family bathroom is fitted with a bath and shower over, complemented by quality fixtures and finishes.

Externally, the property continues to impress. To the front, a lawned garden with paved pathway leads to the entrance, while a tandem-length driveway provides ample off-street parking, access to a detached garage, and benefits from an electric vehicle charging point. The enclosed rear garden is mainly laid to lawn with a generous paved patio area, ideal for outdoor dining, and is enhanced by attractive planting including apple, pear and plum trees. Steps lead up to the rear of the garage, completing this well-maintained outdoor space.

Combining modern design, quality finishes and a sought-after village location, this is an excellent opportunity to acquire a stylish and practical home in Warkworth.

ENTRANCE HALL

Composite entrance door | Cloaks storage cupboard | Under stairs cupboard | Radiator | Luxury vinyl tiled flooring | Staircase to first floor | Doors to; living room, dining kitchen and W.C.

LIVING ROOM (Front)

UPVC double-glazed bay window | Radiator | Feature fireplace incorporating an electric imitation stove

DINING KITCHEN (Rear)

Fitted with a comprehensive range of wall and base units incorporating: quartz work surfaces with undercounter 1.5 stainless steel sink, integrated Bosch induction hob with splashback and extractor hood, integrated double electric Bosch oven, wine fridge, integrated Bosch fridge freezer, integrated dishwasher and space for washing machine.

Luxury vinyl tiled floor | UPVC double-glazed window and bi-fold doors to rear garden | Radiator | Ceiling downlights

W.C.

W.C. with concealed cistern | Pedestal wash-hand basin with tile splashback | Radiator | Luxury vinyl tile flooring

FIRST FLOOR LANDING

Loft access hatch | Radiator | Storage cupboard with shelves and hanging rail | Doors to bedrooms and main family bathroom

BEDROOM ONE (Front)

Fitted wardrobes | Radiator | UPVC double-glazed window with a view through houses to open fields | Door to en-suite

T: 01665 510044

Branch alnwick@rmsestateagents.co.uk

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EN-SUITE

Tiled shower cubicle incorporating a rainfall head shower and separate hand-held attachment | Wall mounted wash-hand basin | W.C. with concealed cistern | Chrome ladder style radiator | Tiled walls | Illuminated mirror | Ceiling downlights | Extractor | UPVC double-glazed frosted window | Luxury vinyl tiled flooring

BEDROOM TWO (Rear)

Fitted wardrobes | Radiator | UPVC double-glazed window

BEDROOM THREE (Rear)

UPVC double-glazed window | Radiator

BATHROOM

Bath with tiled surround incorporating an electric shower and glass shower screen | Wall mounted wash-hand basin | W.C. with concealed cistern | Chrome ladder style radiator | Part-tiled walls | Ceiling downlights | UPVC double-glazed frosted window extractor

EXTERNALLY

Detached garage

Front garden mainly laid to lawn with a paved path to front door and path leading to a side gate with access to the rear garden | Tandem length drive leading to detached garage

Fenced rear garden mainly laid to lawn and a sizable paved patio area | Feature planting that includes apple, pear, and plum tree | Steps leading up to rear entrance of garage

ROOM DIMENSIONS:

Living Room

10' 11" x 17' 8" measured into bay window (3.32m x 5.38m measured into bay window)

Dining Kitchen

18' 2" x 12' 2" maximum (5.53m x 3.71m maximum)

Bedroom One

11' 4" plus door recess x 11' 0" (3.45m plus door recess x 3.35m)

Bedroom Two

10' 3" x 10' 1" (3.12m x 3.07m)

Bedroom Three

7' 6" x 10' 1" (2.28m x 3.07m)

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains Gas

Broadband: Fibre to the Cabinet

Mobile Signal Coverage Blackspot: No known issues

Parking: Garage & Driveway with electric vehicle charging point

AGENTS NOTE

Please note that an AML fee is chargeable once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks

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.

ACCESSIBILITY

This property has level access to the front door.

RESTRICTIONS AND RIGHTS

This property cannot be used as a holiday let.

AGENTS NOTE

We understand from our client that there is a management & service charge of £149 per annum for this property, payable in October, covering the 12-month period to the end of the following September.

A fee of £90 is payable by the buyer to cover the transfer of the seller's Registered Member status in the Guilden Place (Warkworth) Management Company Limited to the new owner, ensuring continuity of membership and access to the managed services associated with the development.

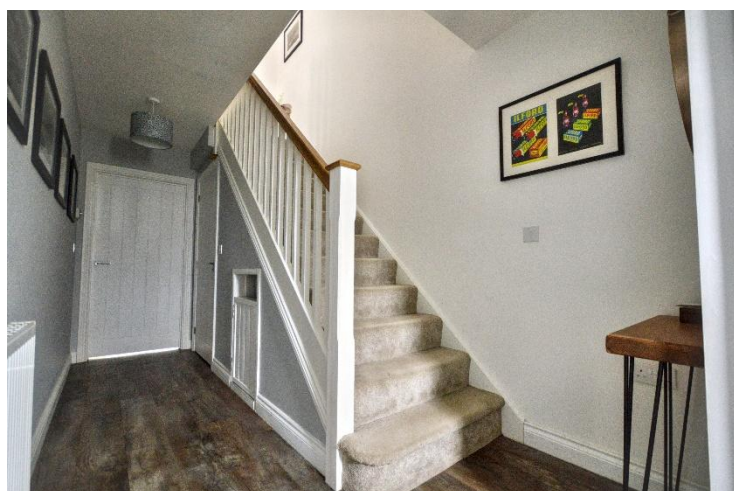
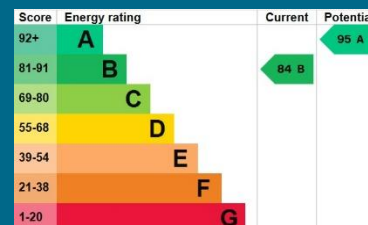
TENURE

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: C

EPC RATING: B

AL009526/DM/TB/24.04.26/V2
DM/DM/03/08/2026 amended
price

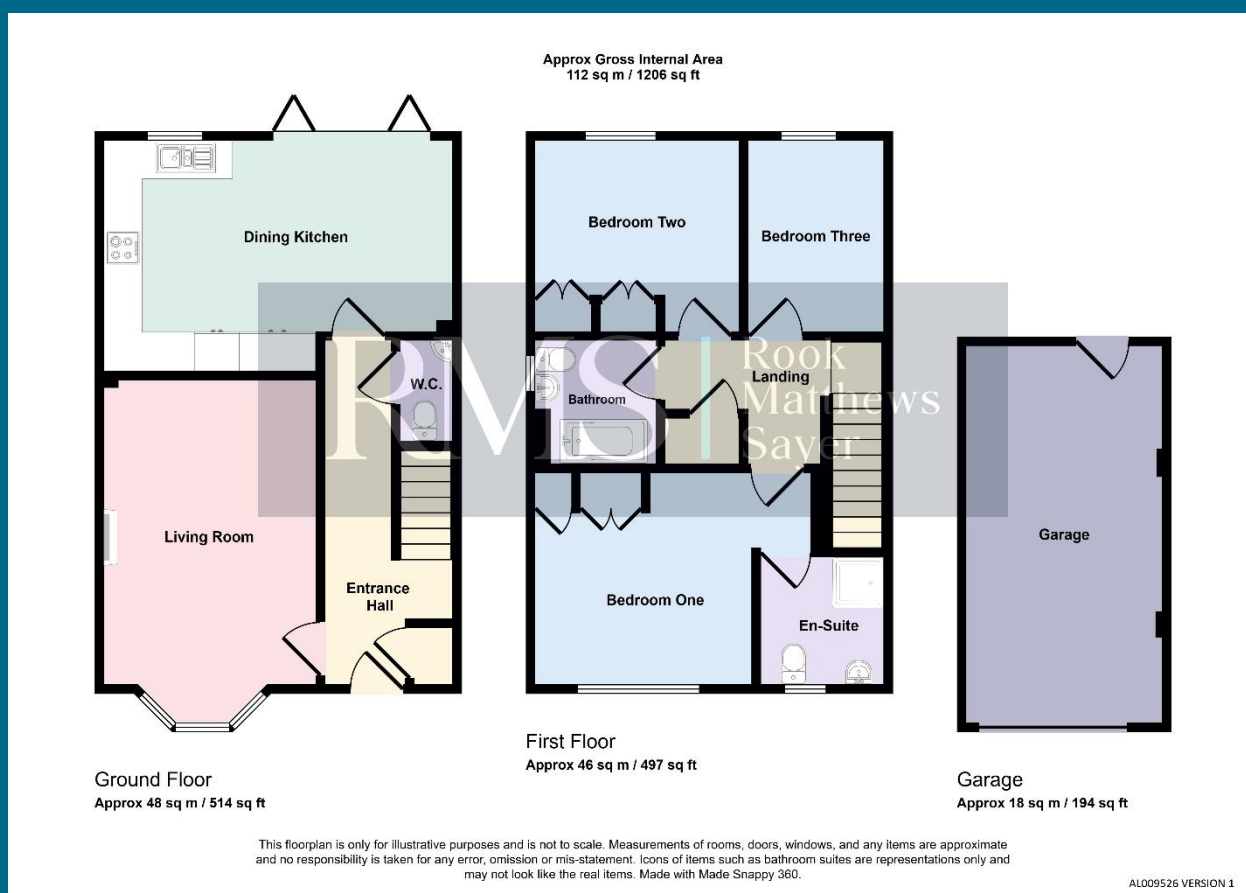


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Money Laundering Regulations – intending purchasers will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We will also use some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

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.



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