

# Coquet Way, Warkworth, Morpeth, Northumberland

## Offers Over £495,000



### Full Description

A spacious and attractive bungalow offering light and bright living in a much sought after location. Elizabeth Humphreys Homes are delighted to bring to the market this 3-4 bedroomed detached home located in the Northumberland village of Warkworth. The property benefits from driveway parking for three cars leading to a double garage, wrap-around gardens, quality oak internal doors, superb storage, uPVC windows and a composite front door, gas central heating, and all the other usual mains connections.

Warkworth is a beautiful village steeped in history offering the opportunity for a unique shopping experience. The village is home to a variety of tea-rooms and pubs and is located on the banks of the river Coquet which offers the most tranquil of walks taking in the scenery and wildlife along the way. The village also has a local Primary School. Travel to Newcastle is only half an hour away and the market towns of Alnwick and Morpeth are easily accessible by both bus and car.

The composite front door opens into a spacious open plan living-dining-kitchen space which is gloriously light and bright courtesy of a large window overlooking the front and a second window taking advantage of views to the side of the property. The décor is stunning and the addition of

natural wood to half-height around the walls creates a soft yet rustic feel, whilst coving around the ceiling enhances the room further. The space opens into a central area which is currently utilised as a sitting room but could be a dining space if you so wished. A multi-fuel burner set upon a stone hearth with a tiled insert and a natural wood surround creates a lovely focal point. The space flows freely into the kitchen end of the room, with LVT flooring that is simultaneously attractive and practical.

The kitchen offers a good number of wall and base units with a navy-coloured shaker-style door with a wood-look interior complemented by a solid wood worksurface, brick-style heritage-style splashback tiling, and dark coloured switches and sockets. In terms of fitted equipment, the kitchen comes with an eye-level oven with a built-in NEFF coffee maker above, a five-burner induction hob beneath a built-in extractor fan, and a full-sized fridge freezer. A centre island houses a full-sized fully integrated dishwasher and a Belfast sink with a free-standing tap over. The other side incorporates further seating space and additional storage. Furthermore, there is a built-in cupboard which houses the modern metal fuse box for ease of access. This airy and spacious room is enhanced further by decorative pewter-coloured radiators which add elegance, and a pair of French doors open onto a composite deck which is ideal for alfresco dining.

Leading from the kitchen is the utility room, with matching décor, which houses an eye-level integrated microwave and offers a single bowl stainless steel sink and plumbing and space for a washing machine. A large window captures views of a charming courtyard sitting area accessed by the uPVC door.

An oak and glass door opens into a second multi-use living space which presents a whole host of creative opportunities. With a door leading to a double bedroom, this space could become a separate living annexe, facilitating multi-generational living if you so wished. The main room, with spotlights to the ceiling, coving and engineered oak flooring, could be ideally utilised as a hobby room or home office with a pleasant outlook over the garden. Half-height wood panelling, a shelved wall forming a library and lovely high ceilings enhance the space perfectly. An exposed stone wall forms a pleasant feature at the end of this L-shaped room, which is ideal as a dining-sitting area, with a pair of French doors opening to a patio at the front of the property. A second pair of French doors lead to a garden room extension with a solid roof enabling the space to be comfortably used throughout every season. With many windows and a single door into the rear garden and French doors opening to a Juliet balcony, this room is a gloriously illuminated place in which to relax and enjoy the garden views.

Across the hallway there is a uniquely designed shower room which comprises corner shower cubicle with a waterfall shower head and a separate shower head within. The space is finished with attractive arts and crafts tiling and brick-style fully tiled walls, with anthracite grouting create a stylish effect. Another oak door opens into the WC, which comprises a Heritage-style high-level cistern and a bespoke rustic vanity unit with a hand wash basin on top. The décor matches that of the shower room creating a seamless transition between the two spaces and a window allows for natural light.

The bedroom accommodation is in the second wing of this beautifully spacious property. Loft access is available from the hallway.

Bedroom 1 is a large double room with a window overlooking the front of the property. Beautifully decorated and with a sumptuous silver-grey carpet, this light and bright room oozes relaxation. An oak door opens into a newly fitted ensuite which comprises a concealed cistern toilet with a push button, an anthracite grey vanity unit with a sink on top, and a slimline shower tray with a glass pivot door with a water fall shower head and a separate shower head within, whilst a grey heated towel rail ensures added comfort. The space is fully tiled with grey tiling and a low maintenance ceiling incorporates spotlights adding to the brightness.

Bedroom 2 is a spacious double room with coving, ceiling spotlights and a pendant light fitting. Offering walk-in storage, this light and bright room takes advantage of views to the rear of the property. The ensuite, with underfloor heating, comprises an offset quadrant shower cubicle with a waterfall shower head and a separate shower head within, a matt-grey vanity unit with a concealed cistern toilet with a push button behind extending to a two-drawer vanity unit with a winged sink on top. The space is finished with luxury vinyl flooring and two-toned grey wall tiles. A white Heritage-style radiator ensures added comfort.

Bedroom 3 is a large single room with a sizeable window overlooking the front of the property. With coving and a ceiling rose, this room offers walk-in storage and an oak door opens into a bathroom. The suite comprises a large bath with shower taps behind a glass shower screen, a close-coupled toilet with a push button, a wall hung hand wash basin, a Heritage-style radiator, an extractor fan and two useful wall niches. The arts and crafts style floor tiles and full height light grey wall tiles are illuminated by natural light entering via a window to the front.

A door at the end of the hallway provides access to the large double garage with an up and over door. There is loft access available and a boiler room at the end of the garage also houses a gardener's WC which, with a practical tiled floor, comprises a close coupled toilet with a push button behind. This is ideally located for when working in the garden.

The wrap around garden is beautiful, views of which can be enjoyed from many of the principal living spaces. The composite decking, with balustrade, presents the perfect space for al fresco dining as leading from the kitchen and there are alternative seating areas located throughout the expansive and pleasing outside space presenting ideal spaces in which you can relax with family and friends and enjoy the warm summer months.

Tenure: Freehold

Council Tax Band: F, which is £3,516.76 for the 2025/26 financial year

EPC: D

Important Note:

These particulars, whilst believed to be accurate, are set out as a general guideline and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact but must satisfy themselves by inspection or otherwise as to their accuracy. Please note that we have not tested any apparatus, equipment,



fixtures, fittings or services including central heating and so cannot verify they are in working order or fit for their purpose. All measurements are approximate and for guidance only. If there is any point that is of particular importance to you, please contact us and we will try and clarify the position for you.

## Features

- Garden
- Double garage
- Ensuite
- Double driveway
- Sought-after location
- Coastal home
- Utility room

## Contact Us

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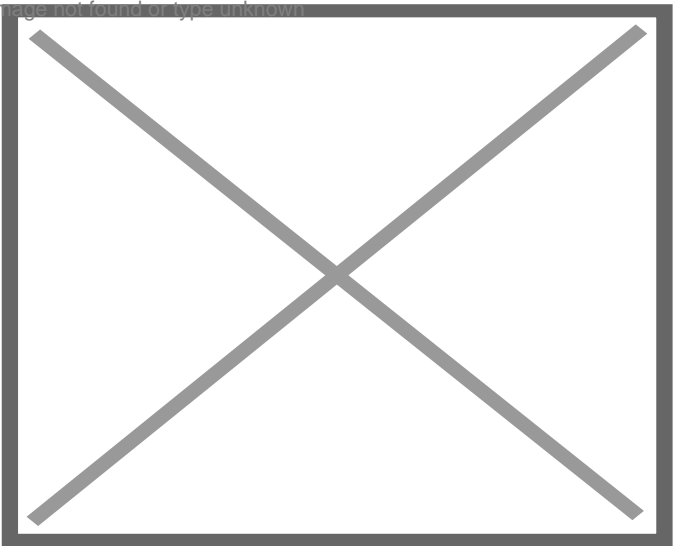




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	67	78
England, Scotland & Wales		
EU Directive 2002/91/EC		

Environmental (CO <sub>2</sub> ) Impact Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
	64	75
England, Scotland & Wales		
EU Directive 2002/91/EC		

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Approximate total area<sup>(1)</sup>  
2850 ft<sup>2</sup>  
264.8 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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