

Knights Road, Warkworth, Morpeth, Northumberland

Offers Over £475,000



Full Description

This family-friendly home offers light and bright contemporary living and is located on the superb new Cussins development in Warkworth. For sale is 'The Lily' a lovely spacious stone-clad 4 bedroomed property which benefits from solar panels, block-paved driveway parking leading to a separate double garage, plenty of available storage, uPVC windows and a composite front door, a low-maintenance front garden and a larger than usual landscaped rear garden, super-fast fibre connection, 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.

This beautiful property is approached via the front garden which is framed by a gravelled border. A path leads to the front door which opens into a spacious entrance hallway with stairs ascending to the first floor and various doors leading off. The space is finished with stylish LVT flooring

which extends throughout most of the ground floor creating a seamless transition between the different spaces. The ground floor WC is beneficial as it negates the need to frequent the upstairs facilities. The suite comprises a full pedestal corner hand wash basin, with a textured splashback, and a concealed-cistern toilet with a pushbutton behind and shelving above.

With a view to the front of the property, the lounge is a welcoming and cosy room in which to spend time with family and friends relaxing in the evening after a busy day.

Opposite the lounge, the office is a good-sized room which takes advantage of views to the front: a pleasing vista to enjoy while you work from home.

Located to the rear of the property, the kitchen-dining space is a glorious room which appeals to modern living. There is plenty of space to sit and dine in addition to comfortably accommodating at least a pair of settees from where you can relax and watch television or chat whilst family members create culinary delights within the kitchen. Two large windows provide uninterrupted views over the rear garden and allow natural light in, in addition to a set of bi-fold doors which create free flow of movement between indoor and outdoor living and open onto a patio ideal for alfresco dining during the warm summer months. The Howdens kitchen has been well planned to allow easy meal preparation and movement between the various appliances and offers a good number of wall and base units with a wooden cream coloured shaker-style door complemented by a darker coloured laminate stone-effect work surface and matching upstand. In terms of fitted equipment, there is a fridge-freezer, a wine cooler, a bowl and a half acrylic Rangemaster sink, a full-sized dishwasher, a NEFF five-place induction hob with a stylish black splashback behind beneath a designer looking Bosch extractor fan, and a Bosch double oven with combined grill. A free-standing butcher's block offers further storage and additional work surface and is ideally placed to form an unobtrusive divide between the different living spaces.

The kitchen also benefits from a well-sized under stairs cupboard that would make an excellent additional larder-style storage space or provide space for a number of household appliances.

The utility leads from the kitchen and presents space and plumbing for a washing machine and space for a tumble dryer and a single bowl stainless steel sink. The boiler is housed in a cupboard for ease of access. The black splashback tiling works in harmony with the units and work surface which matches those of the kitchen, creating continuity between the two. A door provides external access to the side of the property.

Taking the attractive carpeted stairs to the first floor, the L-shaped landing opens out to 4 bedrooms and the family bathroom. There is loft access available and this is also where the solar panel inverter and batteries are stored. All the bedrooms are carpeted creating comfort as you move throughout and the bathrooms are finished with vinyl flooring creating a sleek and stylish look.

The primary bedroom is a spacious double room overlooking the front of

the property. This room benefits from ensuite facilities and a full bank of built-in wardrobes, some with mirrored sliding doors which reflect the light beautifully. The ensuite comprises a shower cubicle with a glass screen with a waterfall shower head and a separate shower head within, a concealed cistern toilet and a half pedestal wall hung hand wash basin with a large mirror above. A chrome heated towel rail ensures added comfort. Attractive tiling, full height around the shower, toilet and sink areas, creates a delightfully classic feel, and a window, with privacy glass, allows for natural light.

Bedroom 2 is to the front of the property and is lovely and light and bright. The décor enhances the restful feel of this double room which offers plenty of space for storage options.

Bedroom 3 is a generously proportioned double room with a view to the rear. This room benefits from a bank of fitted wardrobes and a wonderful relaxing atmosphere.

Bedroom 4 is a large single room, currently utilised as an office, taking advantage of views to the rear. There is a bank of fitted wardrobes offering excellent storage.

The family bathroom comprises a bath with a waterfall shower head and a separate shower head over, a chrome heated towel rail, a concealed-cistern toilet with a push button, a wall-hung half-pedestal hand wash basin with a mixer tap above, a fitted mirror and useful shelving. The dark grey concrete effect high gloss tiling is exquisite and is illuminated beautifully by the natural light entering.

Landscaped to offer a glorious outside space, the rear garden is stunning and beautifully private. The patio, which is accessed from the kitchen-diner, leads to a lawn which offers alternative seating space. There is a gravelled area at the foot of the garden before decking which is ideally placed to catch the sunshine. A garden room offers a lovely space in which to relax and unwind after the hustle and bustle of the day while a separate paved space allows for further seating if you so wished. To the side, there is a well-stocked border which forms a pleasant backdrop in addition to further shrubs planted in carefully chosen places. The garden benefits from external electrical points and an outside tap. The double garage, with two separate up and over doors, and accessed from the side of the property, presents plenty of further usable space and is a larger than usual size. The current owners have configured it with parking to one side and a gym space to the other. The pitched roof and rafters are the ideal space for further storage if required.

Tenure: Freehold

EPC: B

Council Tax Band: E, £2,975.73 for the 2025/26 financial year

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

- Stunning landscaped larger garden
- Double garage
- Driveway parking
- Very well presented
- Sought after location
- Walk to the coast
- Ensuite

Contact Us

EH Homes

Casey Lodge Park Road,
Swarland
Morpeth
Northumberland
NE65 9JD

T: 01665 661170

E: info@eh-homes.co.uk











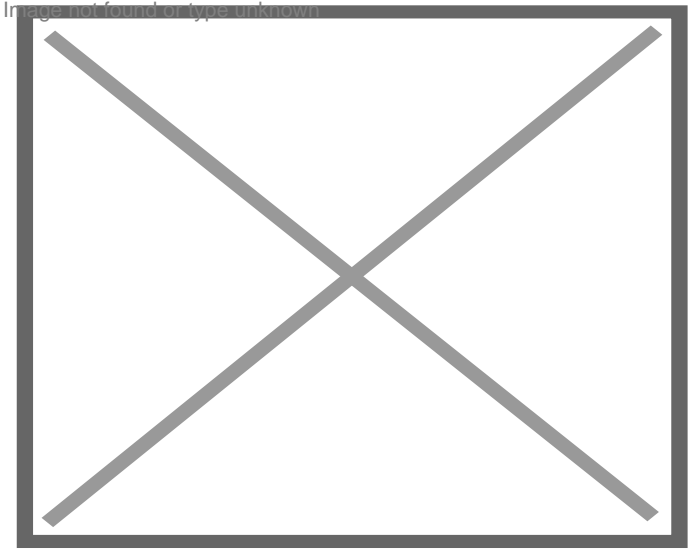


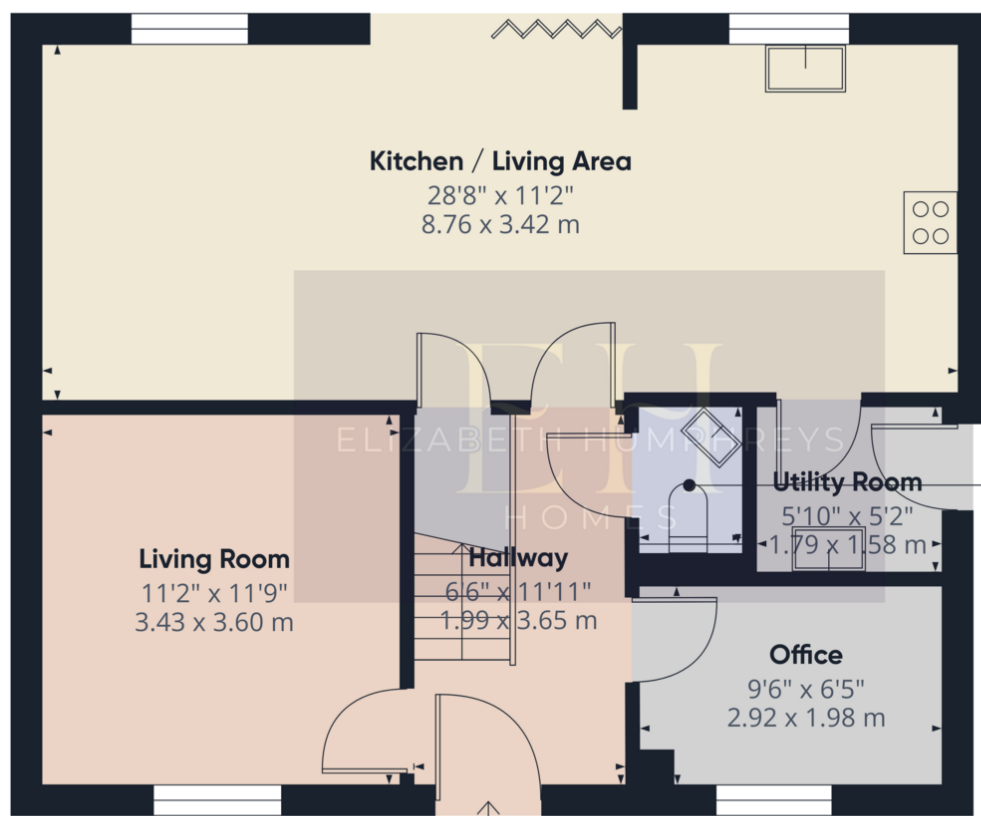




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		93
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Environmental (CO ₂) Impact Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-100) A		94
(81-91) B	85	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales		EU Directive 2002/91/EC





Ground Floor Building 1

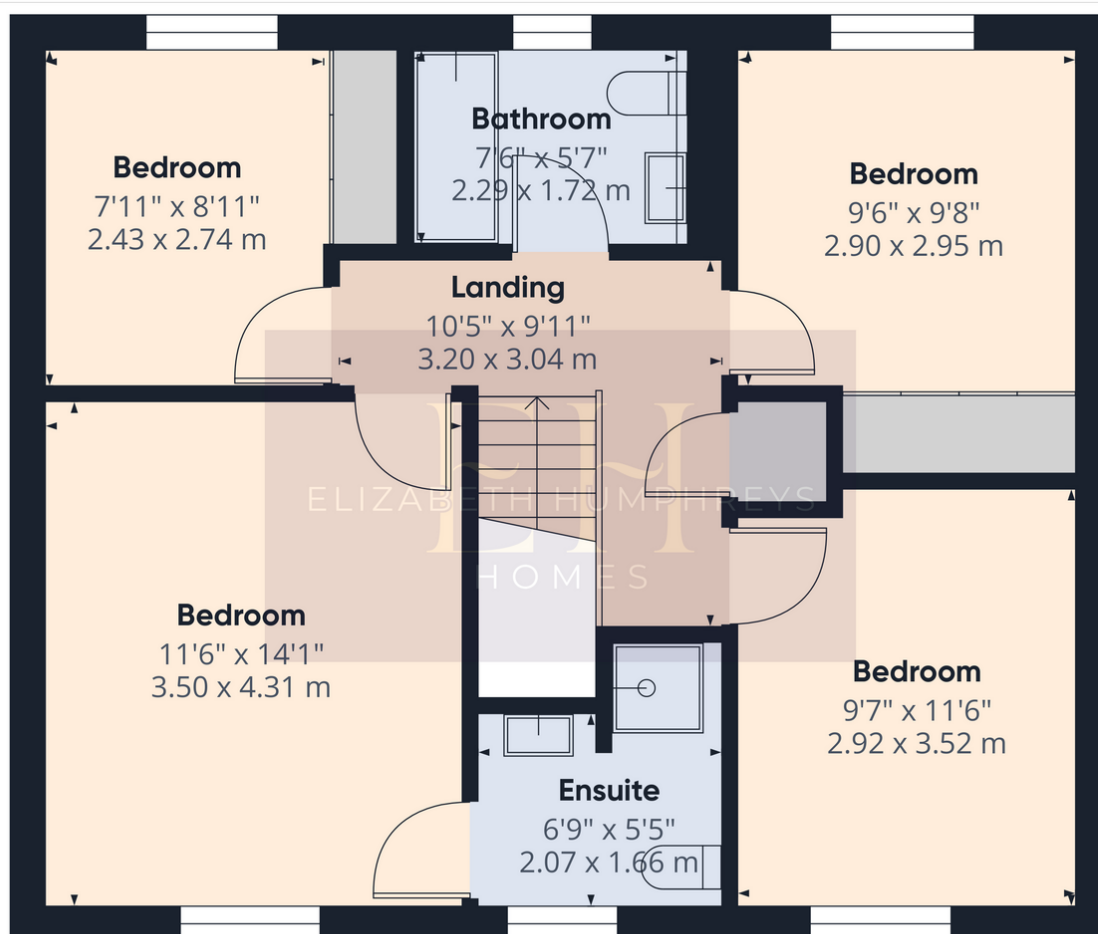
Approximate total area^m
652 ft²
60.5 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



Floor 1 Building 1

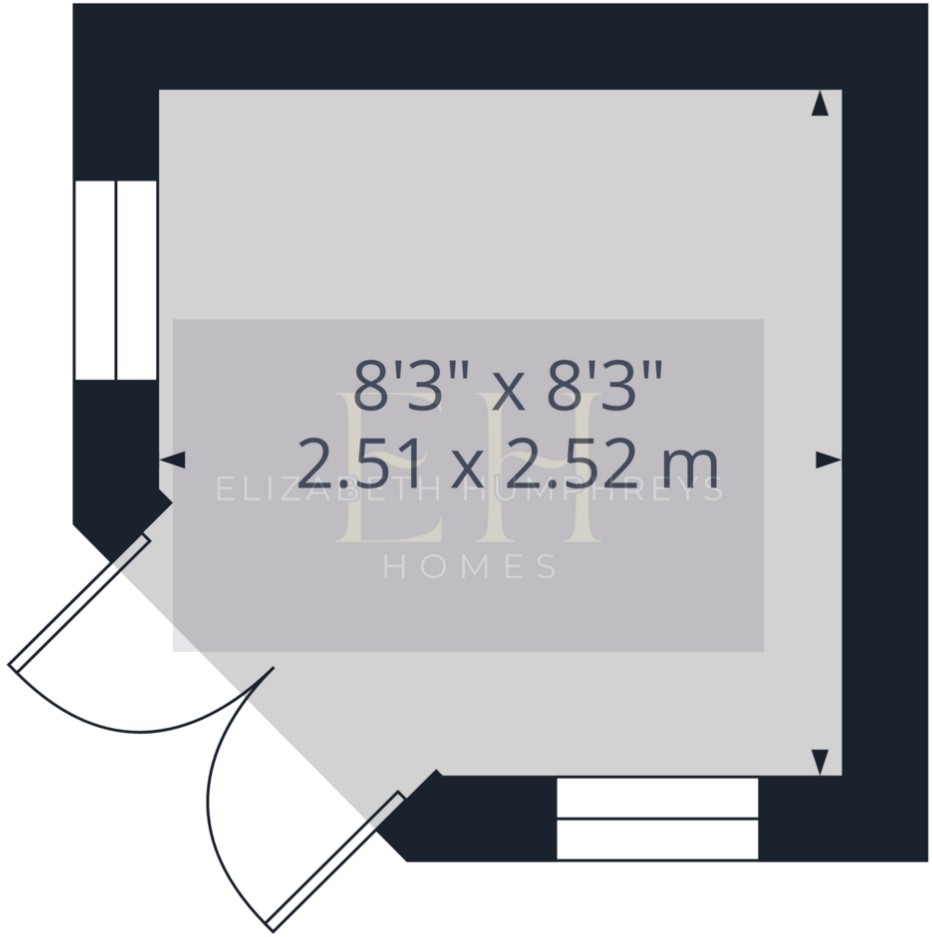
Approximate total area^m
619 ft²
57.5 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



Ground Floor Building 2

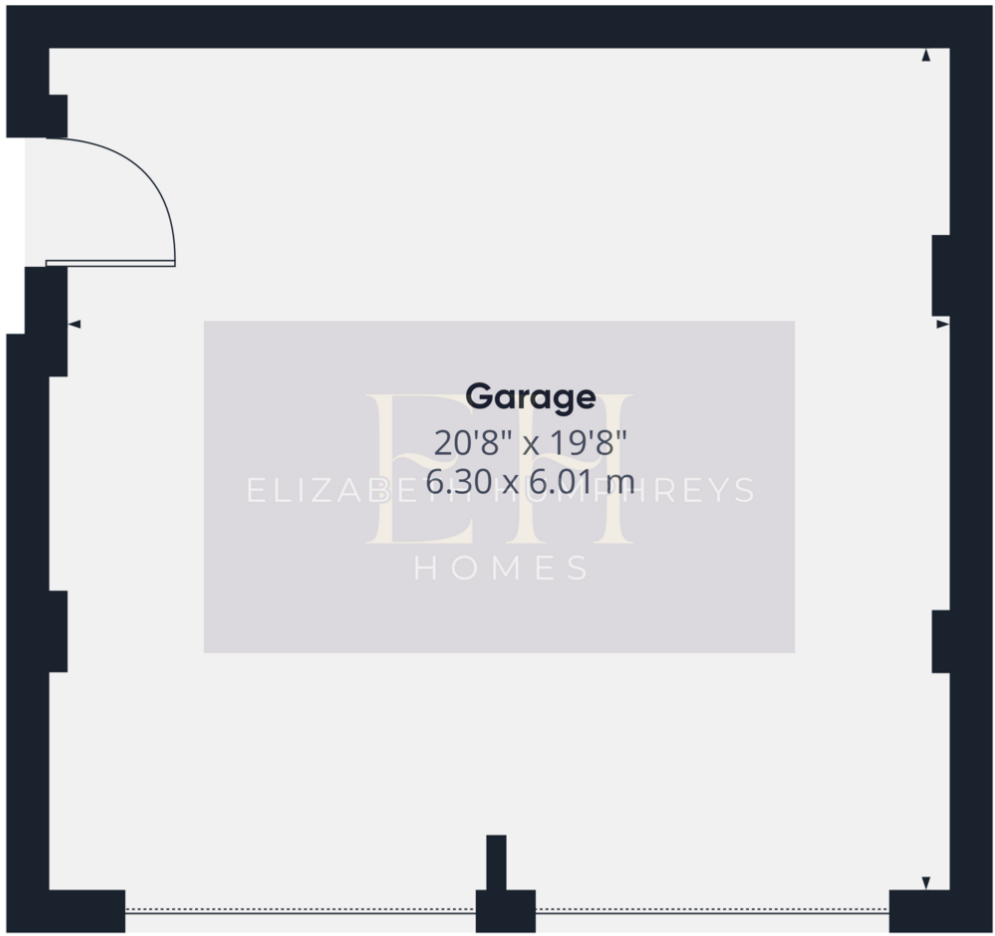


Approximate total area[®]
64 ft²
5.9 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.
Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



Ground Floor Building 3



Approximate total area[®]
412 ft²
38.3 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.
Calculations are based on RICS IPMS 3C standard.

GIRAFFE360