

Knights Road, Warkworth, Morpeth, Northumberland

£112,000



Full Description

This family-friendly home, which is a shared ownership property, offers light and bright contemporary living and is located on the superb new Cussins development in Warkworth. For sale is a 40% share you can go on to buy 100% of this lovely stone-clad 3 bedroomed semi-detached property which benefits from parking for two cars, uPVC windows and composite front door, low-maintenance front and rear gardens, super-fast fibre connection, HIVE-controlled 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 hallway offers a warm welcome with stairs ascending to the first floor and various doors leading off. The well-fitted ribbed mat at the front door provides a both attractive and practical touch and the space for storage beneath the stairs is also useful. The ground floor WC is beneficial as it

negates the need to continually frequent the upstairs facilities. The suite comprises a concealed-cistern toilet with a push button above and a corner pedestal hand wash basin, and the space has been pleasantly finished with vinyl flooring.

Bathed in natural light, the lounge-kitchen-diner is a glorious dual-aspect open-plan room with a large window overlooking the front and one to the rear, in addition to a pair of French doors which open into the rear garden, views of which can be enjoyed as you sit and dine. The sitting room space is carpeted to create maximum comfort as you relax in front of the wall mounted electric feature fireplace with the television above. This sociable space flows freely into the kitchen-diner, which offers a good number of wall and base units with a mid-grey/taupe coloured door complemented by a stone-effect laminate work surface with a matching upstand. In terms of fitted equipment, there is a full-size dishwasher, a washing machine, a Bosch four-burner gas hob beneath a glass splashback and a chimney style extractor fan, a Bosch underbench oven, a fridge-freezer and a single bowl stainless steel sink beneath the window, providing uninterrupted views over the rear garden. The new flooring creates a contemporary and stylish look and completes the space perfectly. Natural light is enhanced by ceiling spotlights in the kitchen area whilst pendants provide ambient lighting within the dining and sitting room areas.

Taking the stairs to the first floor, the landing, with loft access above, opens out to three bedrooms, the family bathroom and a useful storage cupboard. The sumptuous carpet continues into the bedrooms, creating a seamless transition between the different spaces and ensuring ultimate comfort.

The primary bedroom is a good-sized double with a window overlooking the front of the property. This restful room offers useful built-in storage possibilities.

Bedroom 2 is a spacious double taking advantage of views to the rear creating another light and bright peaceful space.

Bedroom 3 is a large single room with a window overlooking the rear of the property.

The family bathroom comprises a bath with a shower over, a concealed-cistern toilet with a push button behind and a half-pedestal wall-hung hand wash basin with a space above to store accessories. Attractive tiling extends to full height around the bath and shower area and works in harmony with the vinyl flooring creating a crisp and fresh finish. A chrome heated towel rail ensures added comfort and ceiling spotlights add to the brightness.

A low-maintenance and private space, the rear garden is an ideal place in which to relax during the warm summer months. Alfresco dining can be enjoyed on the decked area whilst the lawn provides alternative places to sit. There is a shed at the foot of the garden and a paved area with seating to catch the late evening sun. The space is securely fenced to allow children and family pets to play safely. This home is lovely and is ready and waiting to welcome its new family.

Leasehold until 100% owned then becomes Freehold
Council Tax Band: C, £2,073.75 for 2024/25 financial year
EPC: B
Maintenance charge: £10.46 per month
Rent if 40% owned £344.00 per month

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

- Shared ownership: 40% currently owned (which will cost £116,000)
- Garden
- Driveway parking
- Light and spacious
- Walk to the centre of Warkworth
- Very sought after location

Contact Us

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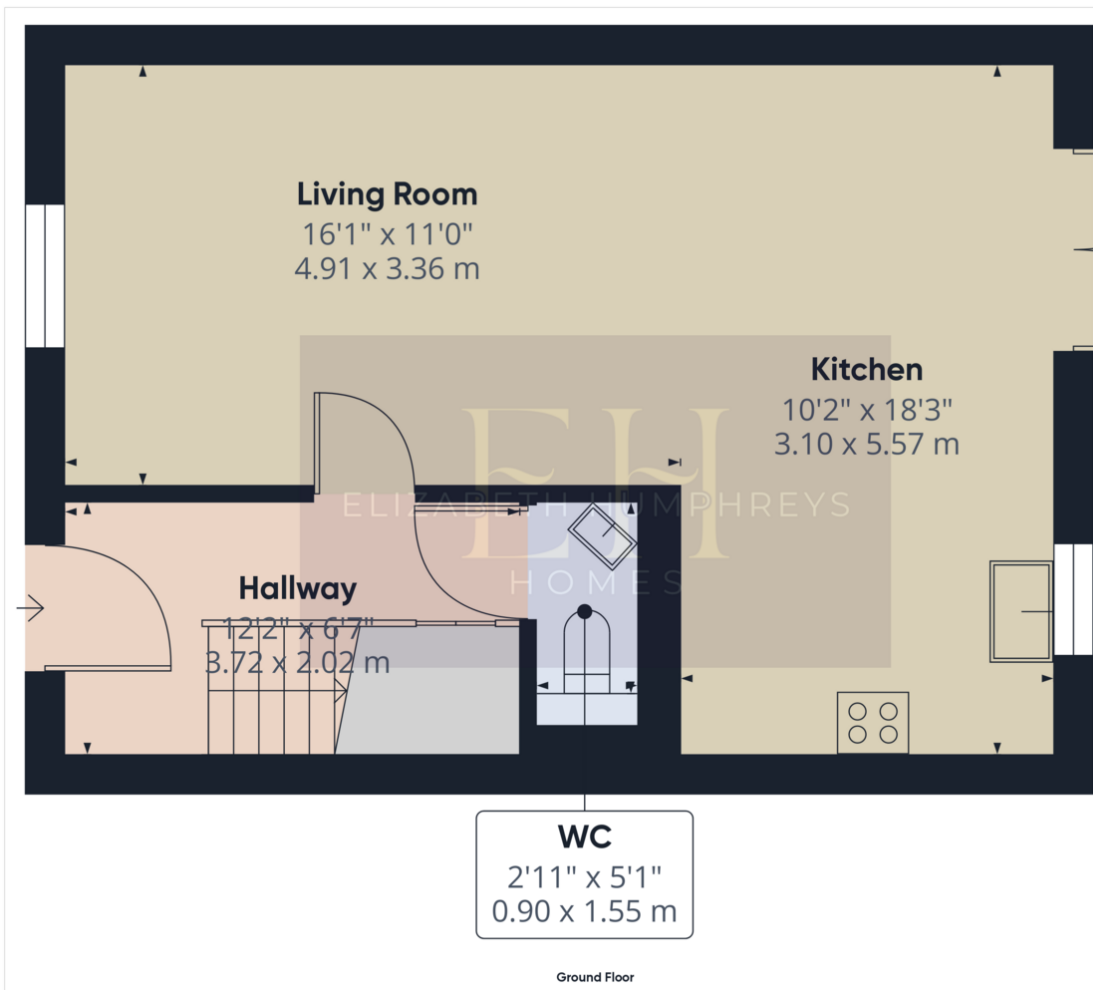
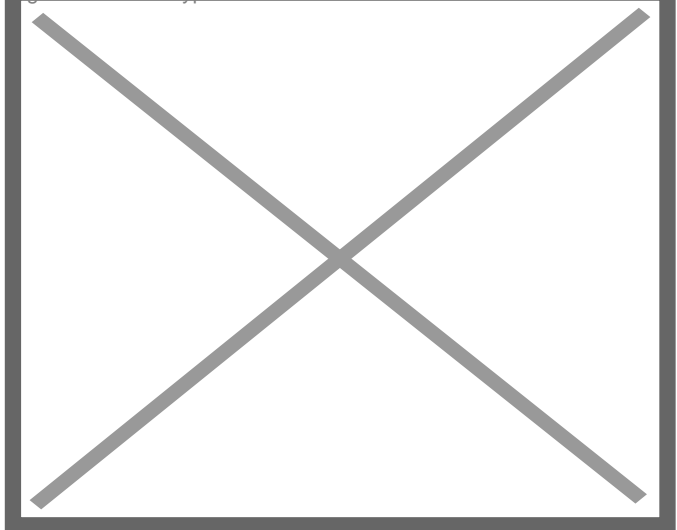


Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		95
(81-91) B	82	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

Environmental (CO₂) Impact Rating

	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92-100) A		98
(81-91) B	85	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	



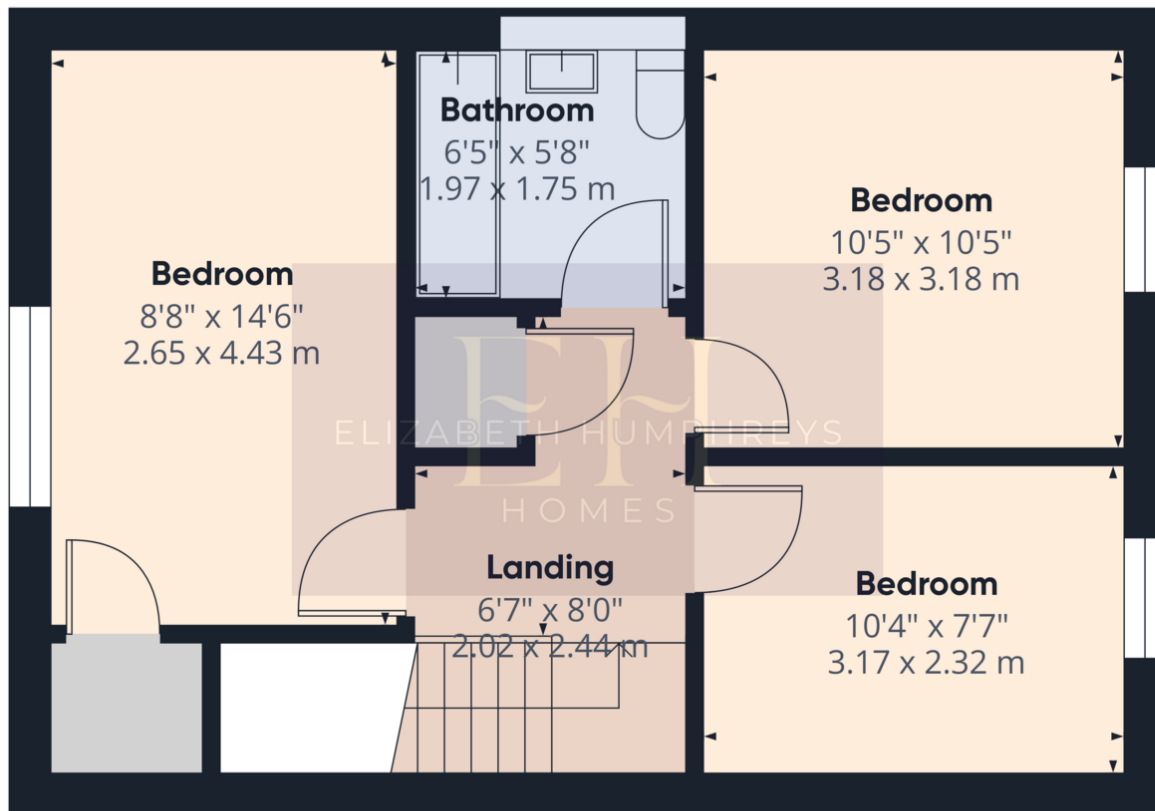
Approximate total area⁽¹⁾
 469.2 ft²
 43.59 m²

(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.

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Ground Floor



Approximate total area[®]
424.53 ft²
39.44 m²

(1) Excluding balconies and terraces

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Floor 1