



Guilden Road Warkworth

Ideally positioned within walking distance to the centre of the highly regarded and much sought after historic village of Warkworth, a stunning four bedroom detached property offering bright and airy accommodation together with excellent and well-proportioned living space throughout. The rooms are mainly to the ground floor however this outstanding bungalow benefits from a generous master bedroom/guest suite with shower room from the first floor landing. Occupying a superb and convenient position, the property is set within generous mature gardens with the benefit of a driveway and a single garage.

Suiting most buyers who are either local or moving into the area, an early viewing of this impressive property is strongly recommended

NO ONWARD CHAIN

£475,000

**ROOK
MATTHEWS
SAYER**

01665 713 358
56 Queen Street, Amble, NE65 0BZ

www.rookmatthewssayer.co.uk
amble@rmsestateagents.co.uk

Guilden Road

Warkworth NE65 0TJ

Beautifully presented and stylish with high quality fittings, the accommodation briefly comprises to the ground floor: entrance hall with stairs to the first floor opening into a versatile reception hallway, spacious lounge with French doors to the rear garden, this room is particularly bright having multi aspect windows. The breakfast kitchen has an excellent range of units and appliances including induction electric hob, oven and extractor, fridge, freezer and dishwasher and there is a separate dining room, although this room could be used as a bedroom. Also to the ground floor, there are two bedrooms, a fabulous bathroom with free-standing contemporary bath and separate shower cubicle and the rear porch/boot room also has utility facilities for a washer and dryer. To the first floor from the landing area there is a generous master bedroom with built in wardrobes and an en-suite shower room. This room would be an ideal guest suite should you prefer or require ground floor living. Outside the gardens incorporate a patio area and lawns together with pathways amid the mature trees and shrubs and the rear garden includes vegetable beds and a greenhouse. There is parking on the driveway which accesses the single garage. Warkworth is a pretty coastal village with a 13th century Castle and Hermitage with riverside walks along the Coquet and a glorious wide sandy beach. There are boutique shops, cafes and restaurants around the town square and the village boasts a real community spirit with many activities taking place and spectacular events at the Castle. The traditional coastal town of Amble is just on the doorstep with a working harbour and Amble Harbour Village with retail pods, cafes and fish restaurants together with Little Shore Beach and Pier where dolphins are often spotted. There are seasonal boat trips across to Coquet Island where grey seals, puffins and roseate terns can be spotted. The larger towns of Alnwick and Morpeth are close to hand with a wide range of shopping and leisure amenities and the local bus service visits these towns with connecting public transport links further afield. The train station in Alnmouth has regular services to Newcastle, Edinburgh and beyond. The A1 with stretches from the north and south of the county with motorway connections throughout the country.



ACCOMMODATION:

GROUND FLOOR:

ENTRANCE HALL

RECEPTION HALLWAY 15'11" (4.85m) max x 6'8" (2.03m) max

LOUNGE 24'3" (7.39m) max x 12'5" (3.78m) max

BREAKFAST KITCHEN 16'11" (5.16m) max x 11'2" (3.40m) max

DINING ROOM/BEDROOM THREE 11'10" (3.61m) max x 11'5" (3.48m) max

BEDROOM TWO 11'9" (3.58m) max x 11'6" (3.51m) max

BEDROOM FOUR 8'4" (2.54m) max x 8'1" (2.46m) max

BATHROOM 9'2" (2.79m) max x 8'1" (2.46m) max

REAR PORCH/BOOT ROOM/UTILITY 6'3" (1.91m) max x 4'5" (1.34m) max



FIRST FLOOR:

LANDING

MASTER BEDROOM 13'6" (4.12m) max x 11'8" (3.56m) max

plus dressing recess 6'5" (1.96m) into wardrobes x 6'4" (1.93m) max



(Note: sloping ceilings to first floor)

PRIMARY SERVICES SUPPLY

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: MAINS GAS

Broadband: FIBRE

Mobile Signal Coverage Blackspot: NO

Parking: DRIVEWAY AND GARAGE

MINING

The property is known to be on a coalfield and not known to be directly impacted by the effect of other mining activity. The North East region is famous for its rich mining heritage and confirmation should be sought from a conveyancer as to its effect on the property, if any.

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: E

EPC RATING: C

AM0004551/LP/LP/31012024/V.2





Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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.

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.

16 Branches across the North-East

