

BRUNTON

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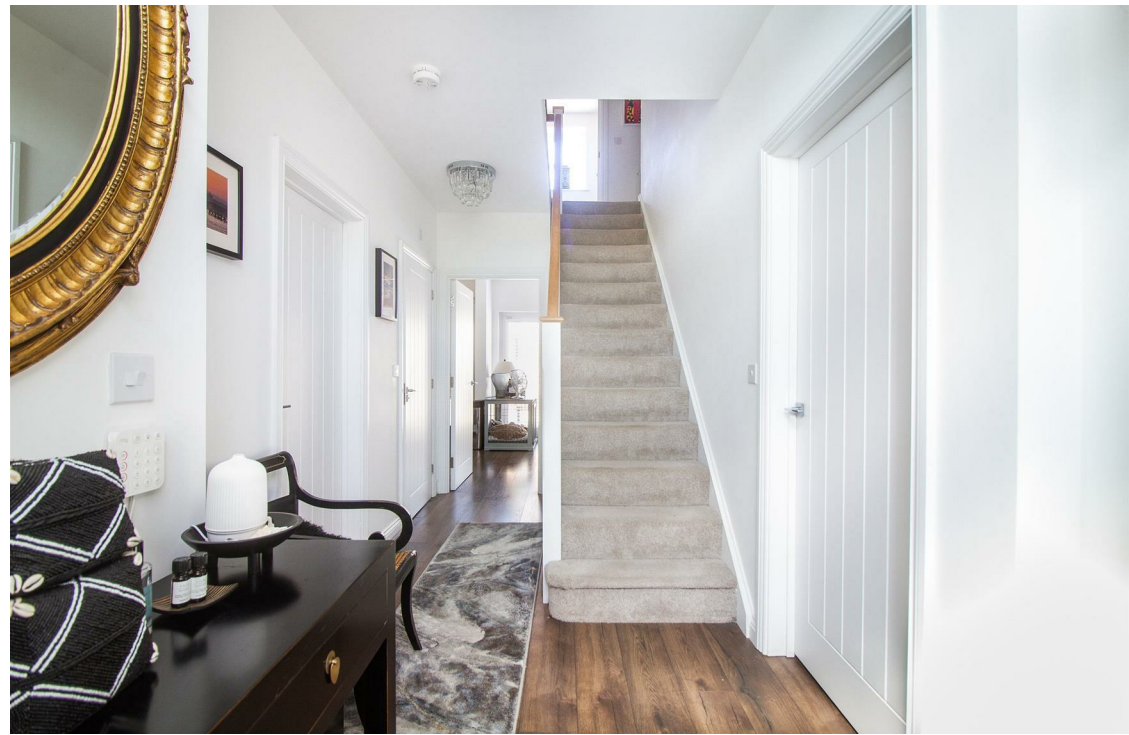
EARLS GROVE, WARKWORTH, MORPETH, NE65

Offers Over £475,000

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Delightful detached four-bedroom family home situated on a picturesque plot on Earls Grove in Warkworth. The property is beautifully presented and offers an ideal family home with a garage, off-street parking, and a private rear garden.

The ground floor boasts a spacious open-plan Lounge, kitchen and dining room with a home office. The first floor hosts four generously sized bedrooms, including a master suite with en-suite facilities, alongside a family bathroom. The property further benefits from breathtaking rural coastal views, as well as an enclosed rear garden, offering a low-maintenance outdoor relaxation space.

Located in the highly desirable area of Warkworth, the home is within easy reach of the village centre, which features boutique shops, cafés, pubs, and galleries. Warkworth is also close to excellent local schooling, transport links, and scenic coastal paths, making it an ideal location for families and those looking for a retreat with transport links.

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The internal accommodation comprises: An entrance hall with wood effect LVT flooring and stairs leading to the first-floor landing, while along the hall is a convenient downstairs WC

To the left of the hallway is a useful study with a front-aspect window. To the right of the hallway is a comfortable lounge with a front-aspect window, leading into an open-plan kitchen/dining area that spans the full length of the rear of the property. This space features rear-aspect windows and bi-fold doors opening out to the rear garden.

The kitchen is modern and well-equipped with integral appliances, as well as floor and wall units offering ample storage and work surface space. The kitchen leads into a utility room with access to the side of the property. The ground floor further benefits from an under-stair storage unit.

The first-floor landing provides access to four well-proportioned bedrooms. The master bedroom benefits from an en-suite shower room, while a family bathroom serves the three remaining bedrooms. Both bathrooms have fully tiled floors and partially tiled walls. The first floor further benefits from a storage cupboard located just off the landing.

Externally, the property is positioned on a picturesque corner plot. To the front, it enjoys stunning views of fields and the ocean beyond being visible from the first floor bedrooms. To the rear, the property features an enclosed garden, fully paved providing an inviting, low maintenance space for outdoor relaxation.

This modern property has been beautifully finished throughout with quality LVT and Karndean flooring, plantation shutters to most windows and attractive landscaped gardens.

The property has a detached double garage and driveway providing ample parking and storage options.



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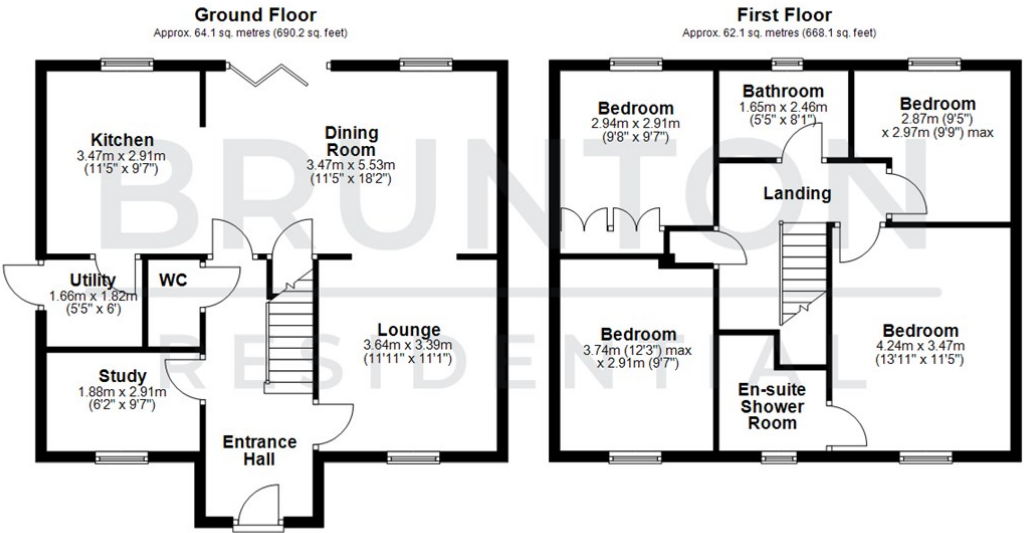
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TENURE : Freehold

LOCAL AUTHORITY : Northumberland City Council

COUNCIL TAX BAND : E

EPC RATING : B



All measurements are approximate and are for illustration only.
Plan produced using PlanUp.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		92
(81-91) B	85	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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