



18 Montagu Avenue
Warkworth





18 Montagu Avenue, Warkworth, Morpeth, Northumberland, NE65 0ZA

£325,000

A beautifully presented four bedroom detached home, enjoying a generous garden site on this popular residential development constructed by 'Cussins' in the much sought after coastal village of Warkworth. Constructed by 'Cussins' Homes in 2016, this excellent family home was upgraded to the internal fixtures, fittings and electrical installation to offer well proportioned accommodation, finished to an excellent standard and includes 'Thomas Sanderson' blinds, 'John Lewis' floor coverings and 'Sharps' fitted furniture. The property also benefits from hard wired network/internet and satellite TV outlets in all reception areas and bedrooms.

Entrance Hall with ceramic tiled floor and stairs to the first floor | Ground floor WC which has been half tiled with ceramic tiled floor | Lounge with bay window overlooking the front elevation and contemporary feature fireplace incorporating gas living flame fire operated by remote control | Double access doors lead from the lounge to; Kitchen/Dining Room, which has ceramic tiled floor throughout and bi-fold doors from the dining area to the rear gardens. The kitchen is fitted in a contemporary style. Appliances include, 'Bosch' 5 ring gas hob with extractor, Electric 'Neff Double oven, 'Bosch' microwave oven, washing machine, fridge/freezer, dishwasher and wine cooler | To the first floor, master bedroom with french doors onto a Juliette Balcony, and built in wardrobe | En suite shower room/WC which is tiled to wall and floor | Second double bedroom with built in wardrobe | Two further good sized bedroom both enjoying lovely views from the rear over the adjoining open countryside | Family bathroom/WC including over bath shower and screen, which is tiled to both walls and floor | Externally a block paved driveway provides ample parking and leads to a single garage. There is an open lawned garden to front and access gate to the side leads to a generous enclosed lawned rear garden with patio.

Services: Mains Electric, Water & Drainage | Gas Central Heating | Tenure: Freehold | Council Tax: Band E | EPC: B

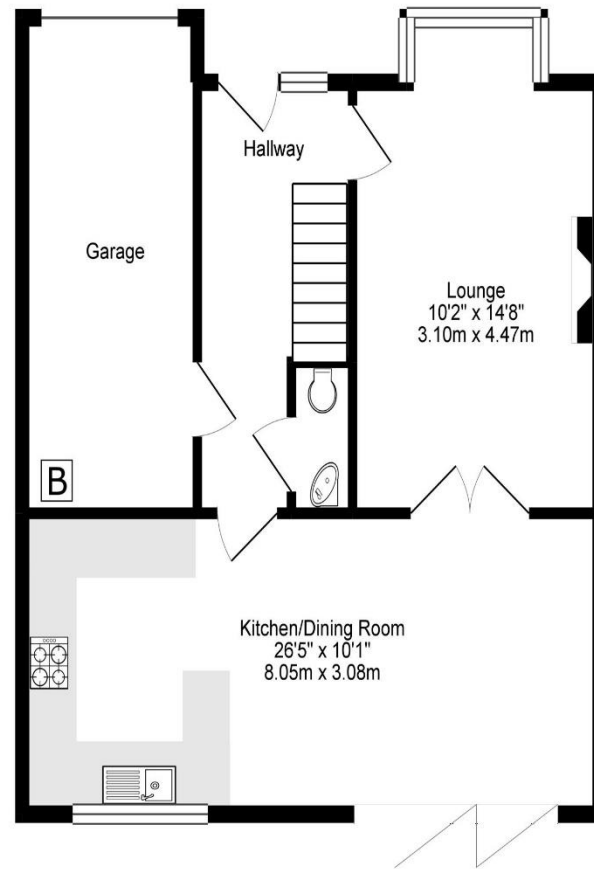




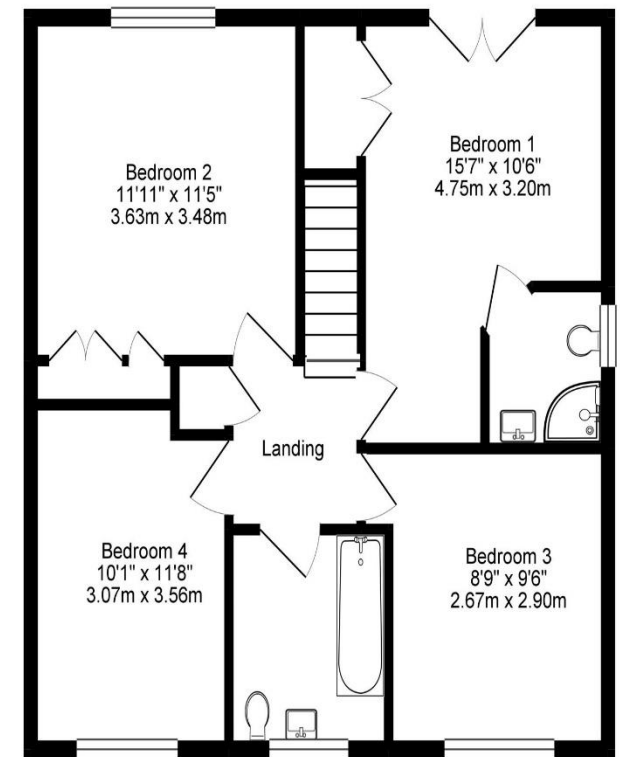




Ground Floor



1st Floor



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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