



### 3 bed bungalow to buy in NE65

Magdalene Fields, Warkworth,  
Northumberland, NE65 0UF

# £350,000

🏠 x3 🚗 x1 🚻 x1

Tenure

**Freehold**

### Property features

- ✓ No Upward Chain
- ✓ Desirable Village Location
- ✓ Detached Bungalow
- ✓ Three Bedrooms
- ✓ EPC Rating C

Garage parking

Garden

## Key Information

- ✓ Council Tax: Band E
- ✓ EPC Rating: C
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: ADSL copper wire
- ✓ Mobile signal: Good

## Description

Detached Bungalow | Three Bedrooms | Front and Rear Garden | Driveway and Garage | Desirable Location | No Upward Chain

Pattinson Estate Agents are delighted to welcome to the market this charming 3-bedroom bungalow situated in the picturesque village of Warkworth.

The property presents three well-proportioned bedrooms, each boasting ample natural light and offering a serene retreat from the bustle of daily life. A family shower room completes the sleeping quarters.

A well proportioned Kitchen and generous reception room serves as the heart of the home, offering plenty of space for relaxing and entertaining. The room benefits from large windows, flooding the space with an abundance of light and creating a warm, welcoming atmosphere.

As an added benefit, the property comes with an easy-to-maintain garden, allowing residents to enjoy outdoor living in this peaceful location.

Situated in Warkworth, this bungalow provides an idyllic setting. Known for its rich history and natural beauty, Warkworth also offers a wealth of local amenities, ensuring residents never have to travel far for everyday essentials.

We expect a high level of interest so early viewing is recommended.

Please arrange a viewing with the Alnwick office [Alnwick@pattinson.co.uk](mailto:Alnwick@pattinson.co.uk) or 01665 639110

Council Tax Band: E

Tenure: Freehold

Price: £350,000

Property Type: Bungalow

USPs: Garden

Parking: Garage, Driveway, Driveway & Garage

Year built: 1970

Construction materials: Brick and block

Roofing type: Slate tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

Water meter: No

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: ADSL copper wire

Mobile signal coverage: Good

## Front Elevation

Charming detached bungalow with a stone facade, set in a spacious and well-maintained front garden. The house features a gable roof and two large front-facing windows, offering a welcoming appearance. A wide, brick-paved driveway runs along the left side of the property, providing ample off-street parking. The lawn is neatly trimmed and landscaped with a decorative stone planter as a focal point, surrounded by shrubs and mature plants. Brick walls and fencing enclose the garden, offering privacy.



## Entrance Porch

A cozy and welcoming entrance hallway. A white front door with decorative glass panels allows natural light to filter into the space, complemented by a narrow frosted side window. Wooden flooring runs throughout the hallway.



## Lounge

*5.54m x 5.08m (18'2" x 16'8")*

This room depicts a bright and comfortable living and dining area within a home. The space is carpeted and well-lit, with natural light streaming in through a large window dressed with red-and-white patterned curtains. The walls are painted a soft neutral color, enhancing the light and airy feel of the room. In the background, the hallway and front door area are visible, an open and connected layout that adds to the welcoming atmosphere.



## Kitchen

*5.38m x 2.67m (17'7" x 8'9")*

The room features white cabinetry with sleek, minimalist handles, providing ample storage, and integrated appliances including an oven set at mid-height. A marble-look countertop extends into a small breakfast bar with three contemporary black stools, creating a casual dining or seating area. Light grey floor tiles complement the soft blue walls, adding a fresh and calm ambiance. Natural light pours in through a large window above the sink, which is dressed with a light blue roller blind, and a white back door with frosted glass panels allows for easy access to the outside.



## Master Bedroom

*3.33m x 4.09m (10'11" x 13'5")*

A soft beige carpet covers the floor, contributing to the cosy feel. Natural light floods in through a window and the room is tastefully decorated in neutral tones, creating a relaxing and homely environment.



## Family Shower room

2.57m x 1.99m (8'5" x 6'6")

A fully tiled wet room-style bathroom with a sleek and minimalist design. The walls and floor are clad in warm beige stone tiles, creating a seamless and luxurious look. A walk-in shower occupies the far end of the room, featuring a rainfall showerhead and a tiled floor with a pebble mosaic pattern that contrasts nicely with the rest of the tiling. A simple glass partition separates the shower from the rest of the space, maintaining an open and airy feel. The bathroom includes a wall-mounted toilet and a floating sink, both in crisp white, enhancing the contemporary aesthetic. A frosted window provides natural light while maintaining privacy.



## Bedroom Two

3.30m x 3.04m (10'9" x 9'11")

The walls are painted a soft white, contributing to the room's bright and clean appearance. Natural light enters through a large window illuminating the space and gives a view to rear garden.



## Bedroom Three

2.39m x 3.80m (7'10" x 12'5")

A bright and versatile room that functions as a study or single bedroom. Window with views to the side elevation.



## Garage And Driveway

A picturesque detached bungalow with a rustic stone exterior, set in a neatly maintained front garden. A long, brick-paved driveway leads up to a white garage at the rear of the property, flanked on both sides by well-manicured lawns and vibrant shrubbery. The bungalow features a gable roof and a prominent bay window on the front façade, adding architectural charm and character. Surrounded by wooden fencing and neighbouring homes positioned in a tranquil residential area.

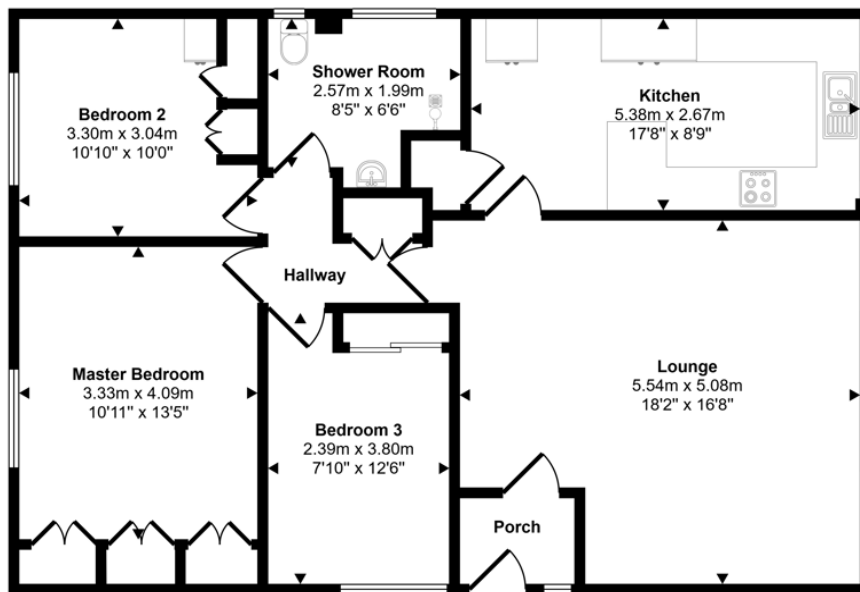


## Rear Garden

A beautifully kept back garden area featuring a combination of paved and gravel surfaces for low-maintenance appeal. At the centre stands a neat wooden garden shed, surrounded by various potted plants and gardening accessories, including a water butt for rain collection. The garden is bordered by a tall, well-trimmed hedge offering privacy and greenery, while ornamental shrubs and flowering plants add splashes of colour and charm. Raised planting beds and stepping stones enhance the layout, guiding movement through the space.



Approx Gross Internal Area  
91 sq m / 982 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		86
(69-80) <b>C</b>	73	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

Magdalene Fields, Warkworth, Northumberland, NE65 0UF

Contact your local branch today for more information on this property:

**27-28 Tuesday Market Place, King's Lynn, Norfolk, PE30 1JJ,**  
**TBC<http://www.norfolkpropertyauctions.com>**

These particulars, whilst believed to be accurate are set out as a general outline only for guidance 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. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

