

Alnwick Way, Amble, Northumberland

£325,000

Full Description

This extended family home offers modern living in a superb location and is not to be missed. Elizabeth Humphreys Homes are delighted to bring to the market this attractive 5 bedroomed property located on the Persimmon development in the popular seaside town of Amble. The extended 'Chadworth' boasts a single garage, parking for several cars to the front with further parking to the side, a beautiful rear garden, colonial shutters completing the ground floor windows, gas central heating, good broadband connection, uPVC windows and doors and all the other usual mains connections.

Amble, Northumberland's friendliest port, offers a wide range of amenities including a supermarket, shops, doctors, Primary schools and a High School, health centre, pubs and restaurants including vibrant seafood eateries. There is still a working harbour, a marina and a popular Sunday market. Many of the things to do in Amble are based on the very thing that almost completely surrounds it - water. Watersports, sailing, canoeing, kayaking and fishing are all extremely popular. Amble is home to the UK's only puffin festival, inspired by the colourful 36,000-bird colony nesting on Coquet Island, an RSPB seabird sanctuary a mile off the coast. Warkworth and Alnwick are a short drive away. Amble has a regular bus service to Alnwick, Ashington, Blyth and Newcastle, and it is approximately 4.5 miles to the mainline rail station at Alnmouth.

A paved path leads through a gravelled low maintenance front garden to welcome you. The internal hallway is gloriously light and bright and the white high gloss floor tiles, which extend to most of the ground floor, are illuminated beautifully by the natural light entering. The stairs lead to the first floor and various doors lead off.

This property features two reception rooms and offers spacious living. The first of the reception rooms is currently utilised as a second lounge-playroom area however it would be ideal as a home office or dining room if you so wished.

The lounge is located opposite and is light and bright courtesy of a double window overlooking the front of the property. The electric feature fireplace surrounded by a media wall which incorporates a television and features multiple recesses for the display of ornaments or photographs catches your eye immediately.

The well-placed kitchen-diner is a wonderfully sociable space easily accommodating a six-seater dining table and accompanying chairs. The kitchen offers plenty of wall and base units with some white and some mushroom-coloured high gloss doors complemented by a Silestone work surface. This well-equipped kitchen features a built-in fridge-freezer and a built-in dishwasher, a single bowl stainless steel sink, a four-burner gas

hob and an under-bench oven beneath a chimney style extractor fan. A pair of French doors open to the rear garden which not only allows a tremendous amount of natural light to circulate but also invites the garden views in making it a pleasant space in which to relax and enjoy the outlook. The utility room, with a door providing external access to the rear garden, leads off the kitchen and offers space and plumbing for a washing machine and a tumble dryer and the combi boiler is housed in a cupboard here for ease of access.

A second door opens to a ground floor WC which is a superb asset as it negates the need to continually frequent the upstairs facilities. The suite comprises a close coupled toilet with a push button and a half pedestal hand wash basin.

Taking the carpeted stairs to the first floor, the spacious landing with a window allowing for natural light opens out to four bedrooms, a storage cupboard and the family bathroom.

The primary bedroom is a large restful double room with a window overlooking the front. The en-suite, with LVT flooring, comprises a shower cubicle with a water fall shower head and a separate shower head within, a close coupled toilet with a push button and a pedestal wash hand basin. A window allows for natural light.

Bedroom 2 is a double room which is an 'L' shaped space with a window, with colonial shutters, overlooking the rear. The décor is appealing with green-toned walls with a charming animal designed feature wall.

Bedroom 3 is a double also and is a lovely light room offering plenty of space for storage.

Bedroom 4 is single room with additional room for a wardrobe or chest of drawers.

The family bathroom is fully tiled around the bath and shower area with half height tiling to the remaining walls creating a crisp and fresh finish. The suite comprises a close coupled toilet with a push button, a pedestal wash hand basin and a bath with a shower over.

The loft has been converted into a sumptuous double room with an en-suite. This space oozes a peaceful and calm atmosphere being slightly further removed from the main hub of the home. The spacious double bedroom with dressing room and further storage leads to an en-suite. The room features two large Velux windows which allow a tremendous amount of natural light in addition to single window opposite. The dressing room is a superb use of space and offers a range of storage including shoe storage and hanging space. The en-suite showcases glorious, patterned floor tiles complemented by white brick style wall tiles.

The ensuite comprises a shower cubicle behind a smoked glass screen with a waterfall shower head and a separate shower head within, a half pedestal hand wash basin, a wall mounted toilet and a grey towel rail. Natural light enters via a frosted window.

Externally, the rear garden is a lovely outside space which is partly paved

with most of the space laid to lawn. This is a wonderful low maintenance private place in which you can relax with family and friends after a day at the beach which is only a short walk away.

Freehold

Council Tax Band: D £2382.99

EPC: C

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

- Extended family home
- Garage
- Plenty of driveway parking
- Two ensembles
- Light and spacious
- Walk to shops
- Sought-after residential area
- Walk to the beach

Contact Us

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