

# Fulmar Drive, Amble

£185,000



## Full Description

A well cared for family home offering light and bright contemporary living located just outside Amble in Hauxley Grange – a superb new Persimmon development. Elizabeth Humphreys Homes are delighted to welcome to the market this three storey 3 bedroomed property which benefits from Tarmac parking for two cars to the front, uPVC windows and composite doors, a low maintenance rear garden, super-fast fibre connection, gas central heating separately controlled from each floor, 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.

The front door opens into a carpeted entrance hallway which provides a useful space to hang coats and store shoes. From here, a door opens into the living-dining room which offers spacious, light and bright living. The room benefits from a storage cupboard beneath the stairs and a window overlooks the front of the property illuminating the space beautifully. Pendant light fittings add to the brightness. This room is a comfortable space in which you can relax with family and friends exchanging stories of the day.

The main hallway is centrally placed with the stairs leading to the first floor and access to a visitor's WC, with vinyl flooring, which comprises a close coupled toilet with a push button and a pedestal hand wash basin.

The kitchen-diner is gloriously light and bright courtesy of a large window and a pair of French doors which overlook the rear garden. There is plenty of space to sit and dine whilst enjoying the garden views. The kitchen offers a good number of wall and base units with a dark grey door complemented by an attractive work surface. There is a bowl and a half stainless-steel sink, a four-burner gas hob beneath a stainless-steel chimney style extractor fan and an under-bench oven. There is space and plumbing for a washing machine, space for waste receptacles and a tall fridge-freezer and the boiler is housed in a cupboard for ease of access.

Taking the stairs to the first floor, the landing opens to two bedrooms and the family bathroom. This floor is carpeted throughout except for the bathroom which is fitted with vinyl flooring.

The primary bedroom has two windows which take advantage of views to the front of the property. This spacious L shaped double room offers plenty of storage options and a lovely and restful atmosphere.

Bedroom 2 is a large single room with a view to the rear of the property. A recess offers further character.

The family bathroom comprises a close coupled toilet with a push button, a pedestal hand wash basin and a bath with a shower over behind a glass pivot screen. The room is finished with half tiling to the walls creating a crisp and fresh look.

The stairs continue to the second-floor landing which opens to the third bedroom and a beneficial storage space. Loft access is available. This large double bedroom is a haven of peace and tranquillity being slightly further removed from the main hub of the home. Two Velux windows allow a tremendous amount of natural light to circulate, and the shaped ceiling adds appeal.

Externally, the rear garden offers a paved area which is ideal for al fresco dining with family and friends during those warm summer months. A gate at the foot of the garden provides convenient access to the path which extends behind the terrace of properties.

Tenure: Freehold  
Council Tax Band:  
EPC: B



### 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

- No chain
- South facing garden
- Builders guarantee
- Driveway parking
- Light and spacious
- Enclosed rear garden
- Three bedrooms
- Walk to shops and pubs
- Walk to buses
- Walk to the beach

### Contact Us

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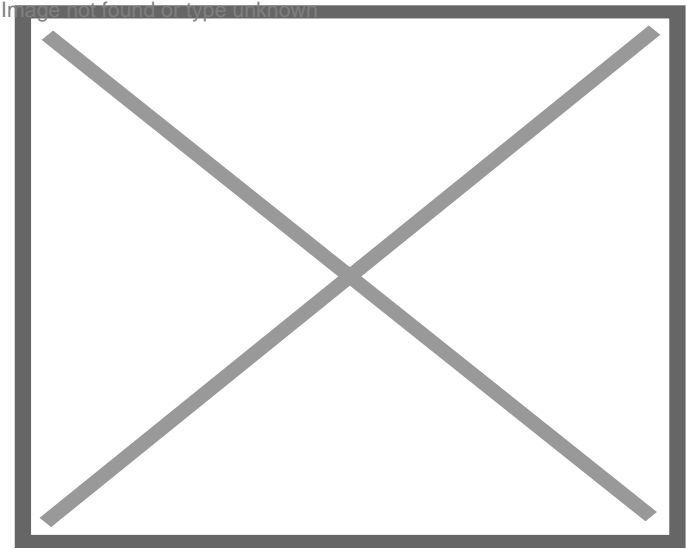


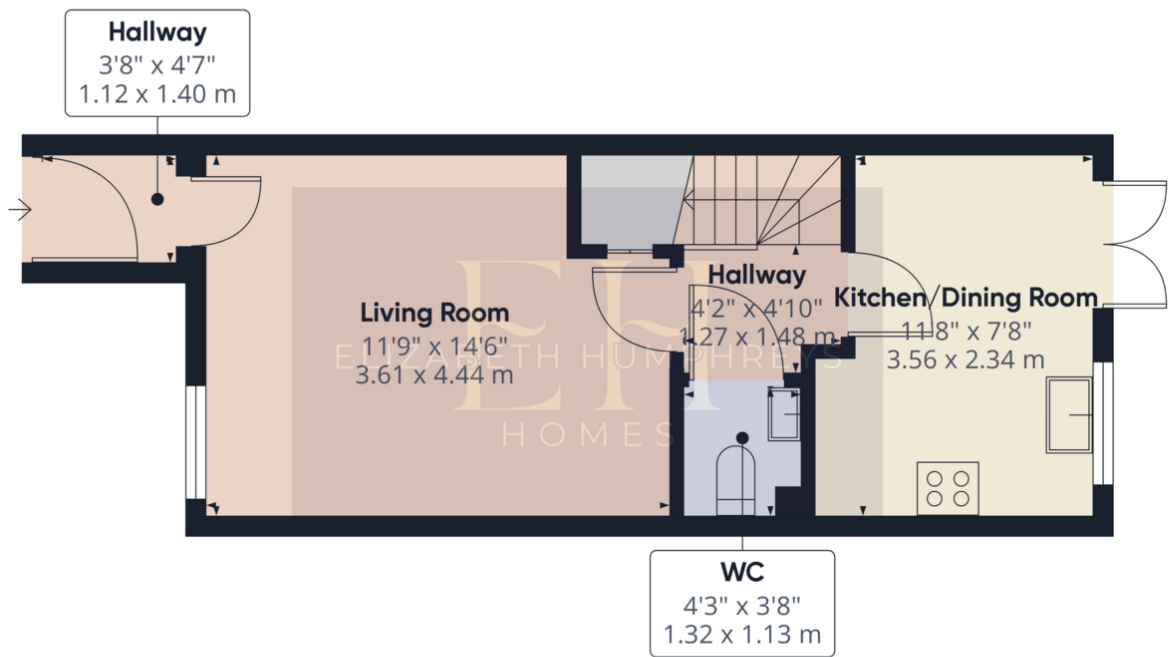




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		97
(81-91) B	86	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

Environmental (CO <sub>2</sub> ) Impact Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92-100) A		100
(81-91) B	89	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England, Scotland & Wales		
EU Directive 2002/91/EC		





Ground Floor

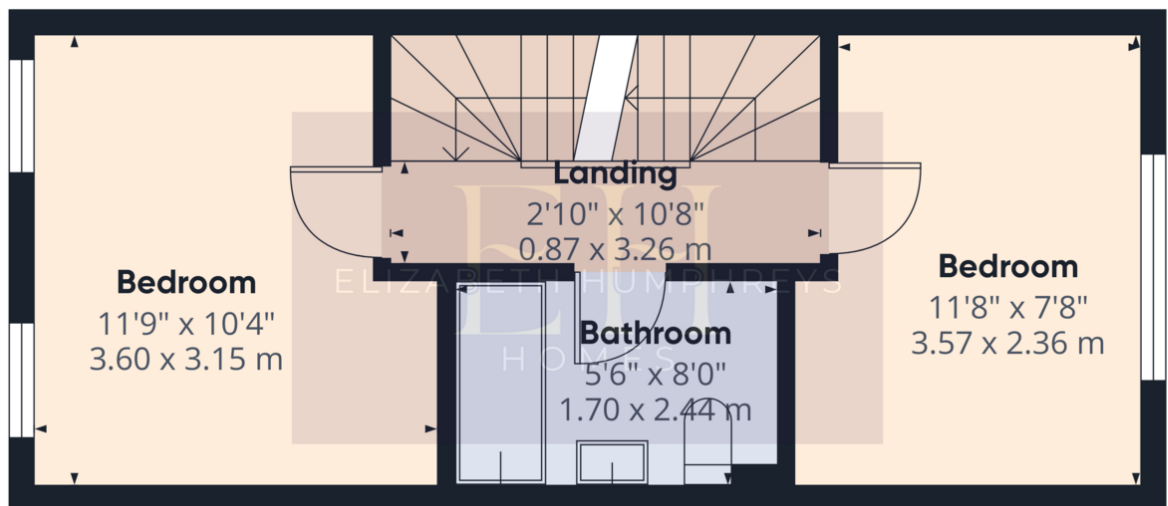
Approximate total area  
339.38 ft<sup>2</sup>  
31.53 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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Floor 1

Approximate total area  
288.58 ft<sup>2</sup>  
26.81 m<sup>2</sup>

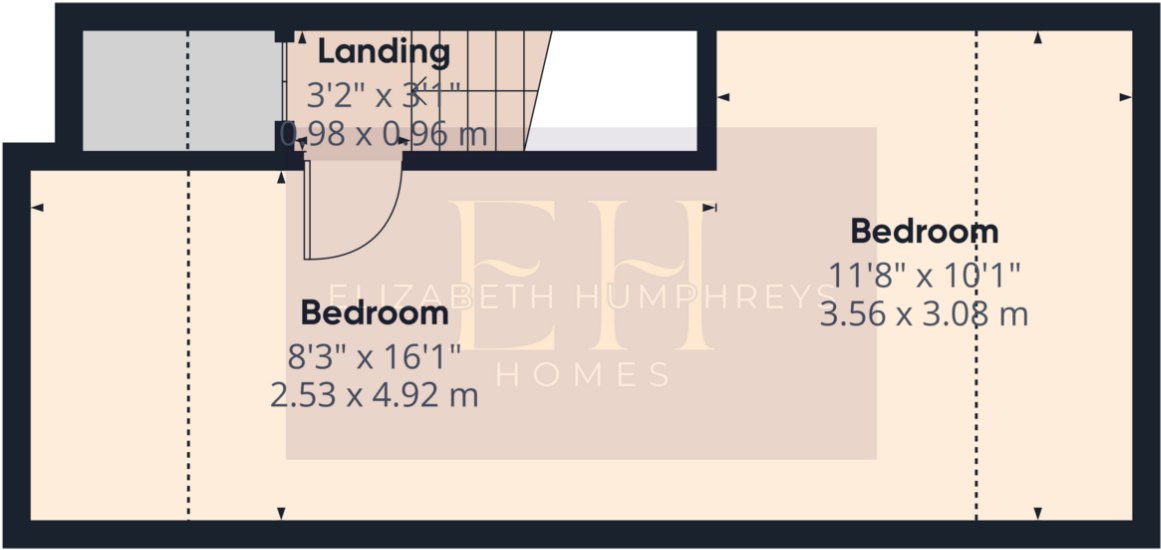
(1) Excluding balconies and terraces

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Approximate total area

277.28 ft<sup>2</sup>  
25.76 m<sup>2</sup>

Reduced headroom

72.73 ft<sup>2</sup>  
6.76 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

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Floor 2