

# Gannet Drive, Amble, Morpeth, Northumberland

Offers Over £190,000



## Full Description

A beautifully presented family friendly home offering stylish light and bright living located in a sought-after residential area of Amble. Elizabeth Humphreys Homes are delighted to welcome to the market this charming 3 bedroomed semi-detached property featuring a sizeable south facing rear garden, Tarmac driveway parking for two cars, super-fast fibre connection, uPVC windows and composite doors, gas central heating and all the other usual mains connections. This property, showcasing glorious décor throughout, is ready and waiting to welcome its new family.

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.

Entry is via a composite front door, with a glazed panel allowing natural light to circulate, which opens into the main hallway which is finished with wood look LVT flooring which extends throughout most of the ground floor creating a sleek and stylish look. Various doors lead off and the stairs ascend to the first floor.

The ground floor WC 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 behind and a corner hand wash basin with a splash back tile matching the tiled sill beneath the window overlooking the front.

The lounge is a wonderfully welcoming room showcasing a glorious, panelled feature wall which creates style and elegance. A large window to the front, allows for natural light with a central ceiling light adding brightness. There is a plenty of space to arrange a variety of comfortable furniture before a wall mounted television. There is also convenient access to a cupboard beneath the stairs. A second door opens to the kitchen-diner which is located to the rear of the property.

The dining end of the kitchen-diner offers plenty of space to sit and dine before a pair of double French doors, with integrated Venetian blinds, which open out to a patio within the rear garden ideal for al fresco dining with family and friends. The kitchen offers a good number of wall and base units with a white gloss door complemented by a contrasting wood effect laminate work surface. There is a bowl and a half stainless steel sink beneath a window offering an uninterrupted view over the rear garden, an integrated full-sized dishwasher, an under bench electric oven and a four-ring gas hob beneath a stainless-steel splash back and a chimney style extractor fan. There is space for a free-standing fridge-freezer, plumbing and space for a washing machine and the boiler is housed in a wall unit for ease of access.

Taking the attractive stairs to the first floor, the L shaped landing opens out to three bedrooms, the family bathroom and a beneficial storage cupboard. Loft access is available via a pull-down ladder. All the bedrooms benefit from a sumptuous carpet adding comfort as you move throughout and the décor allows the easy addition of accent colour should you so wish.

The primary bedroom is a spacious double room, with en-suite facilities and built-in storage, featuring an attractive panelled wall behind the bed. A window to the front allows for plenty of natural light. The en-suite comprises a shower cubicle with a single shower head within behind sliding doors, an illuminated wall mounted mirror, a pedestal hand wash basin with a vanity unit beneath, a close coupled toilet with a push button behind and an extractor fan. The space is finished with attractive tiling to half height illuminated by natural light entering via a window to the front of the property.

Bedroom 2 is a double room with a window taking advantage of views to the rear. This is another lovely light and bright room.

Bedroom 3 is a single room which is currently utilised as a home office with a window overlooking the pleasant aspect to the rear.

The family bathroom, with attractive grey tiling, comprises a white close coupled toilet with a push button behind, a pedestal wash hand basin on top of a vanity unit offering excellent storage, a bath with a chrome mixer tap above and a tiled shelf ideal for bathroom accessories. The space is finished with textured wood effect vinyl flooring and a window to the side allows for natural light.

Externally, the south facing rear garden is mainly laid to lawn with a decked area at the foot of the garden where you can relax and enjoy the sunshine during the warm summer months. There is a paved area leading from the dining room where you can arrange outside dining furniture and spend time entertaining family and friends. The space is securely fenced to allow children and family pets to play safely and there is a garden shed ideal for the tidy storage of garden accessories.

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

- Very well presented
- Driveway parking
- Ensuite
- South facing rear garden
- Walk to shops
- Walk to the beach
- Very sought after area
- Builders guarantee

## Contact Us

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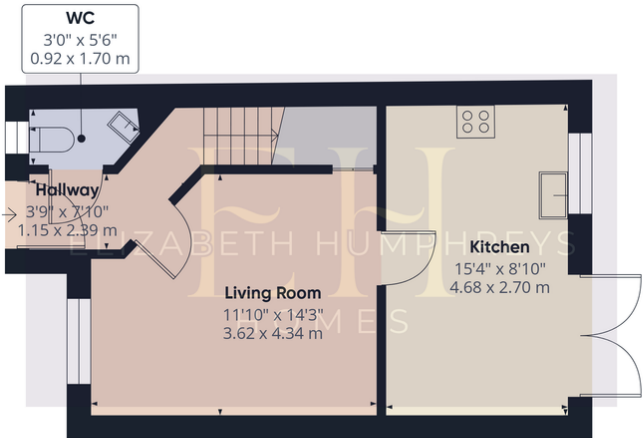
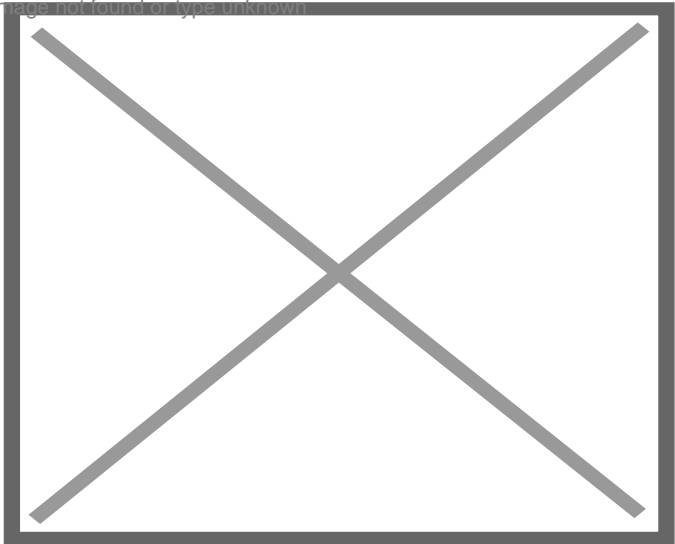




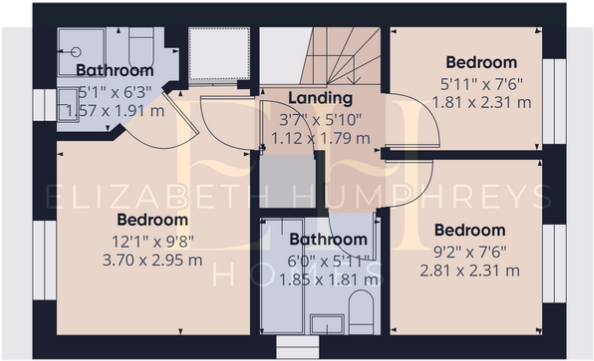
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		97
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC		

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	87	
(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		

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Ground Floor



Floor 1

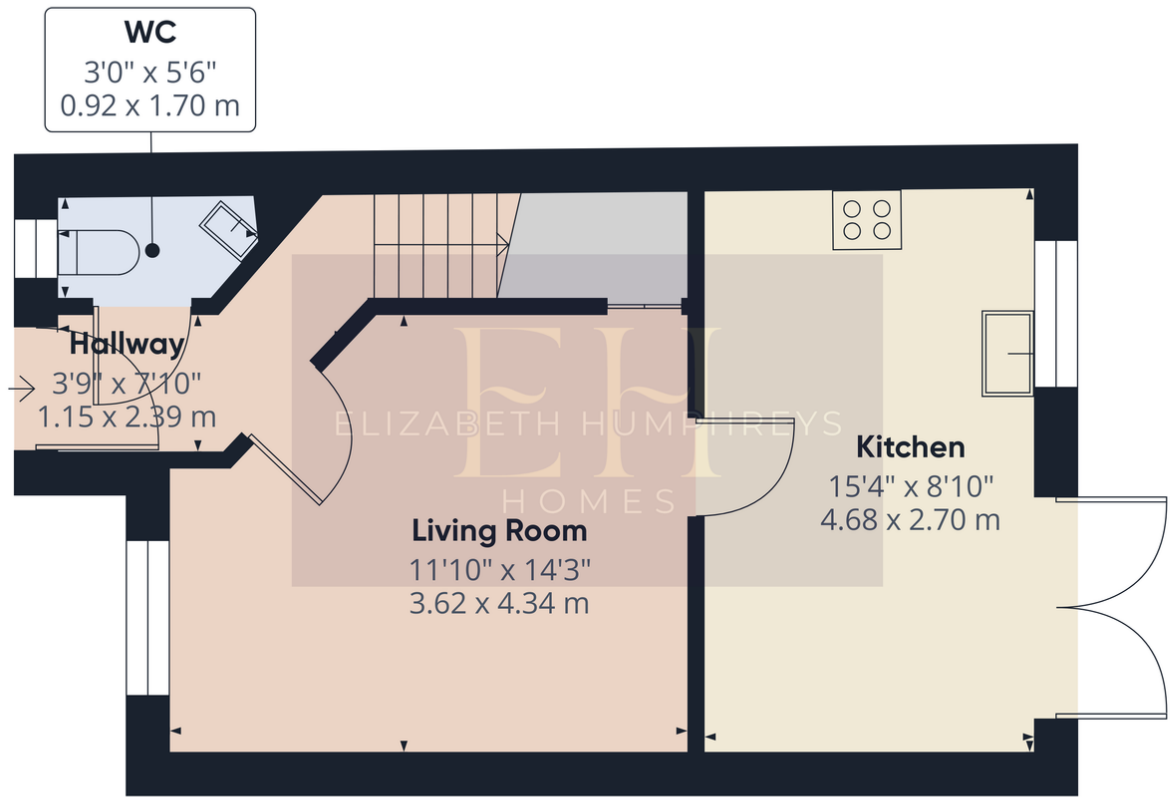


Approximate total area<sup>(1)</sup>  
704 ft<sup>2</sup>  
65.4 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.





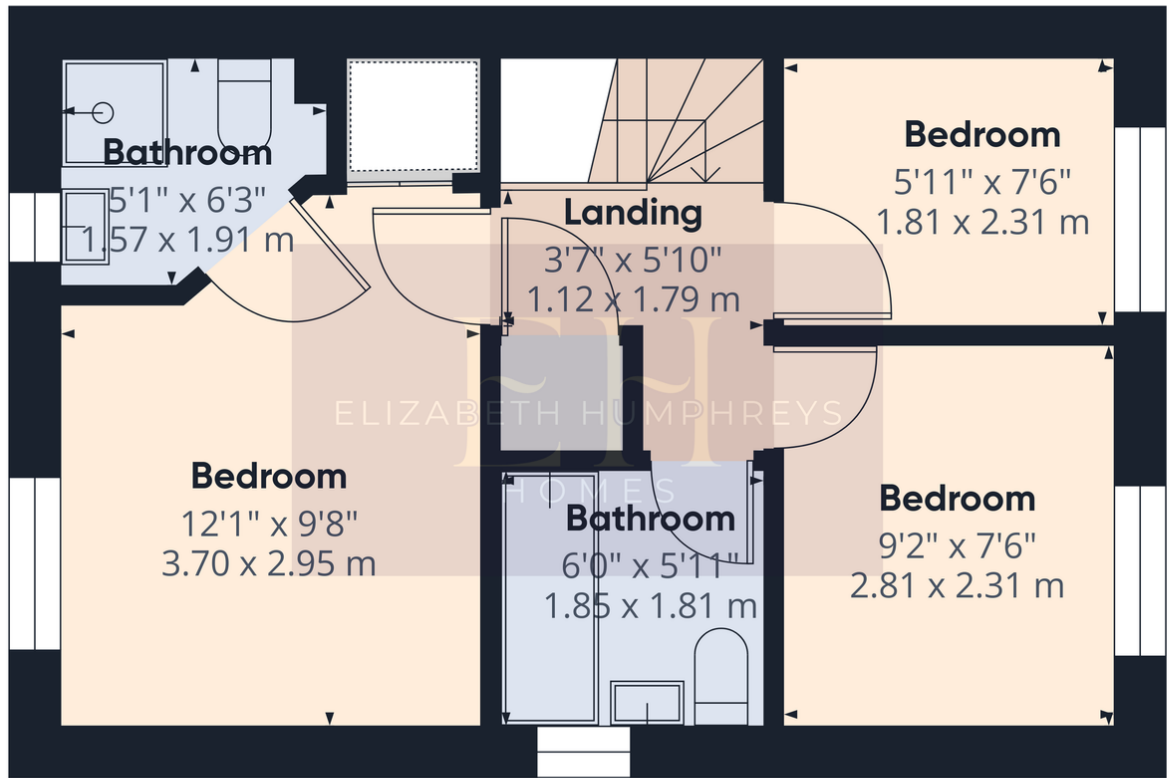
Ground Floor

Approximate total area<sup>(1)</sup>  
375 ft<sup>2</sup>  
34.8 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Floor 1

Approximate total area<sup>(1)</sup>  
329 ft<sup>2</sup>  
30.6 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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