Gannet Drive, Amble, Morpeth, Northumberland

OIRO £250,000



Full Description

This family home offers light and bright contemporary living and is located in Amble on Hauxley Grange – a superb new Persimmon development. Elizabeth Humphreys Homes are delighted to welcome to the market this excellent example of a Rufford, a 3 bedroomed property that has been neutrally decorated, allowing the easy addition of accent colour should you so wish. The home benefits from uPVC windows and composite doors, low maintenance front and rear gardens, a super-fast fibre to the property broadband connection, tarmac driveway parking for two cars leading to an integral single garage, gas central heating, 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.

Entry is via the front door into an airy entrance hallway, with useful space for shoe and cloaks storage and one door opening into the lounge. The space is finished with stylish grey LVT flooring which extends into the lounge, working in harmony with the neutral coloured wall décor.

Bathed in natural light courtesy of a window overlooking the front of the property, the lounge is an inviting and spacious room allowing an amount of flexibility when arranging furniture and plenty of space to comfortably accommodate a large settee. This is a superb space in which you can relax with family and friends. From here, a door opens to the main hallway with stairs leading to the first floor, access to the kitchen-dining room, and entry to the ground floor WC, which is beneficial as it negates the need to continually frequent the upstairs facilities. The suite comprises a close coupled toilet with a push button behind, a chrome heated towel rail and a wall hung hand wash basin. The flooring downstairs from this point onwards is exquisite; large marble-look tiles which delicately reflect the light creating a stunning look which continues into the kitchen-diner.

Located to the rear of the property, the kitchen-dining room is a glorious space. With a window and a pair of French doors providing an uninterrupted view over the rear garden, you can dine whilst appreciating the pleasant vista. The kitchen offers a good number of wall and base units with a high gloss grey door with brushed steel furniture complemented by a Quartz work surface with a matching upstand. In terms of fitted equipment, there is a dishwasher, a fridge-freezer, a washing machine, a four-burner gas hob beneath a chimney-style extractor fan and a Quartz splash back, an under-bench oven, and a bowl and a half stainless steel sink dropped into the work surface with a drainer cut in at the side. The Ideal combination boiler is housed in a cupboard for ease of access.

Taking the attractive stairs to the first floor and passing a window half way allowing for natural light, the spacious L-shaped landing opens out to three bedrooms, a useful storage cupboard and the family bathroom. Loft access is available. All the bedrooms are beautifully carpeted and offer a wonderful feeling of peace and relaxation.

The primary bedroom is a large king-sized room with two windows taking advantage of views to the front of the property. This room offers a built-in wardrobe, a wall mounted television bracket and benefits from an ensuite shower room. The suite comprises a fully tiled shower area with a double sized cubicle and shower within, a grey painted heated towel rail, a pedestal wash hand basin and a close coupled toilet with a push button behind. A window, with privacy glass, allows for natural light which illuminates the stunning marble-look floor tiles, creating continuity from the ground floor and working in harmony with the slightly darker marble-effect wall tiles.

Bedroom 2 is a good-sized double overlooking the rear garden which offers excellent fitted wardrobe storage.

Bedroom 3 is further light and bright double room which also enjoys a vista

to the rear of the property.

Showcasing another stunning tile combination, the family bathroom comprises a bath with an electric shower over, a pedestal hand wash basin, a grey painted heated towel rail and a close coupled toilet with a push button behind. A window, with privacy glass, overlooks the side of the property and allows a good amount of natural light.

The rear garden is a pleasant space in which to relax and unwind after the hustle and bustle of the day. There is a patio, ideally accessed from the dining room, which is perfect for enjoying the al fresco dining experience. Artificial grass leads to a raised paved area at the foot of the garden, which offers an alternative place to sit and enjoy the sunshine during those warm summer months, whilst a raised section, finished with Scottish beach pebbles, forms a pleasant backdrop within this attractive low maintenance rear garden.

Tenure: Freehold
EPC: B
Council Tax Band: C, £2,214.69 for the 2025-26 financial year

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

- Garage
- Garden
- Double driveway
- Kitchen diner
- 3 double bedrooms
- Ensuite
- Very well presented
- Builders guarantee

Contact Us

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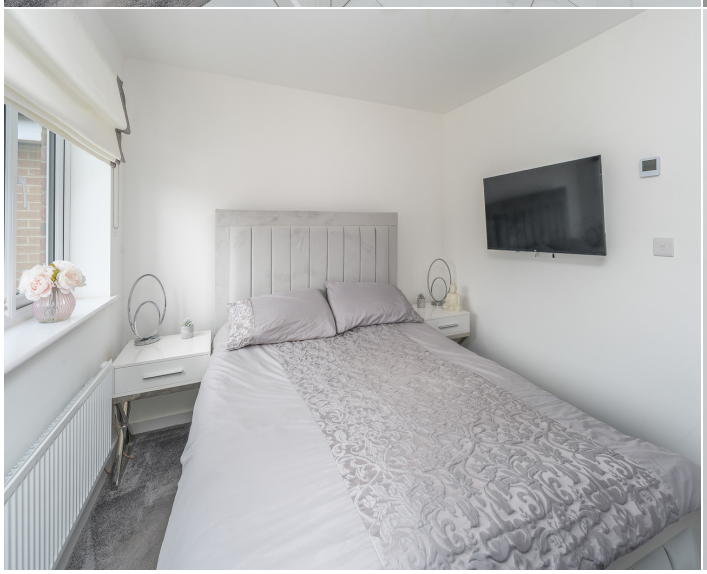








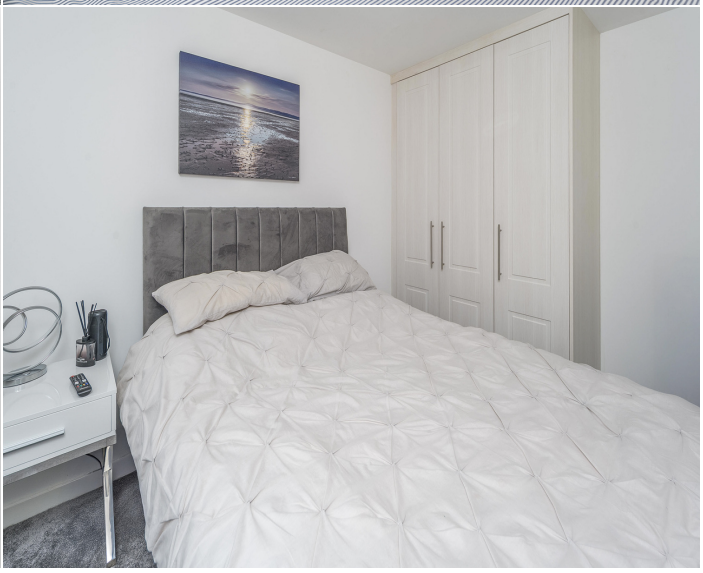






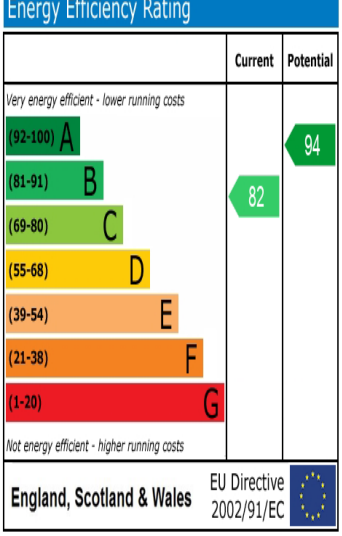


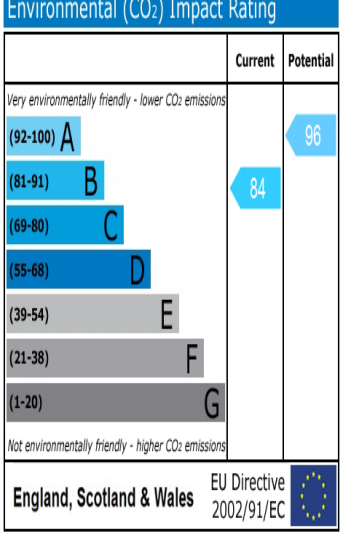
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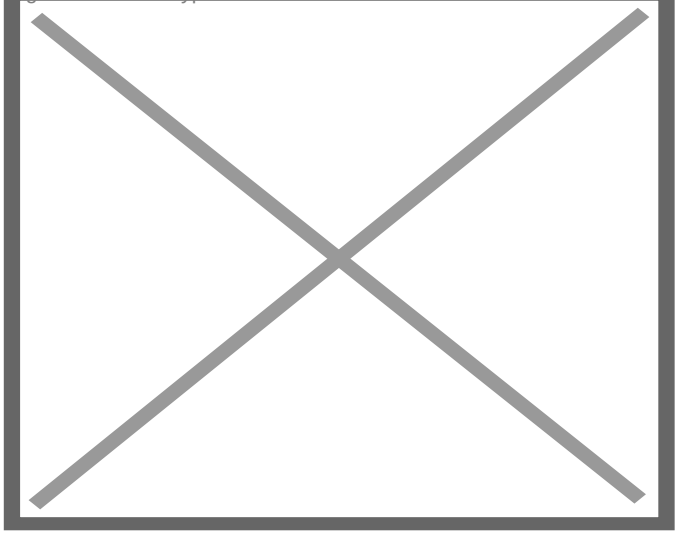


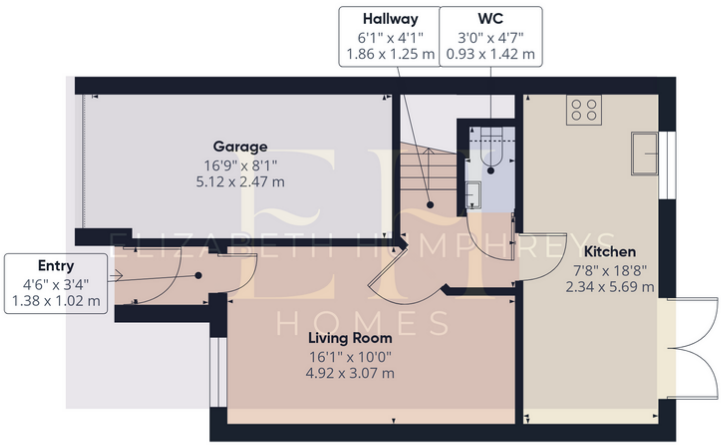




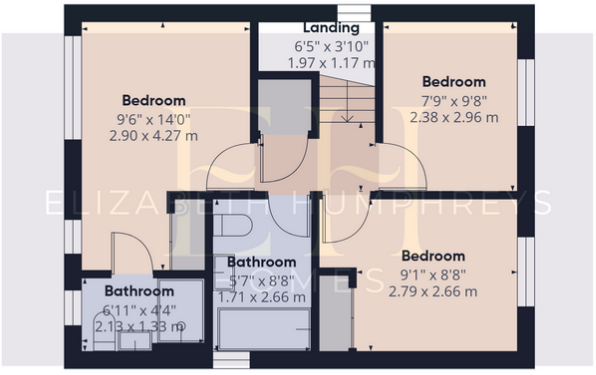









Ground Floor



Floor 1

ELIZABETH HUMPHREYS HOMES

Approximate total area(1)

917 ft²

85.2 m²

Reduced headroom

2 ft²

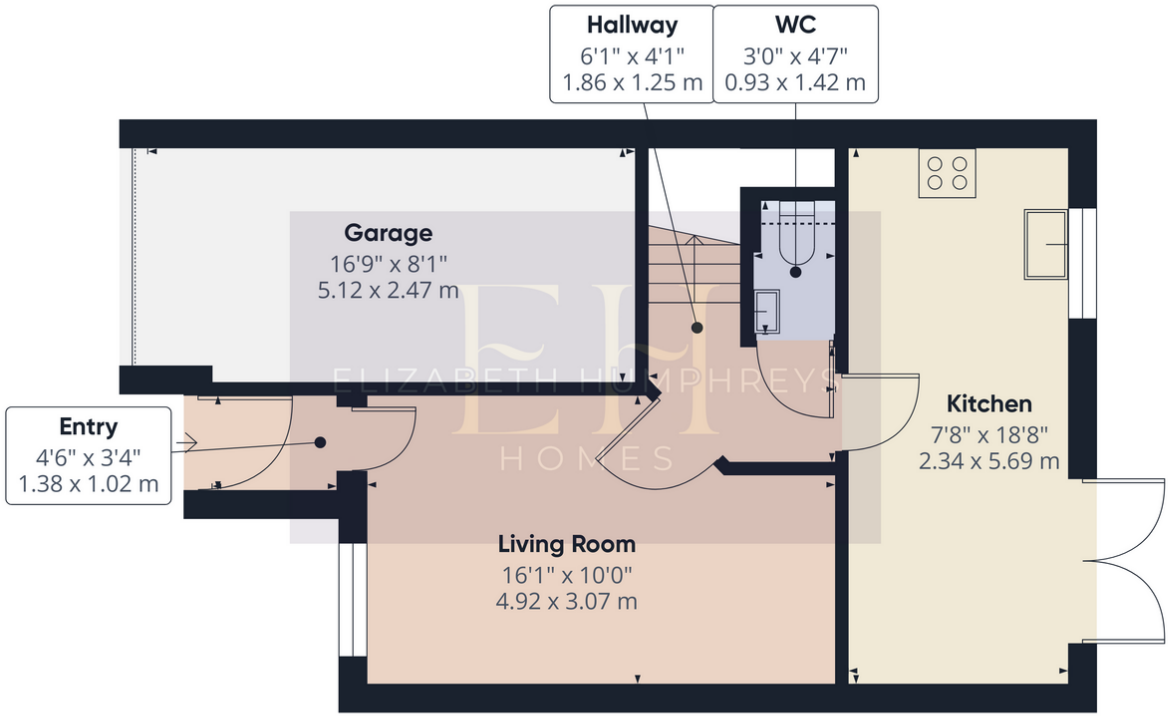
0.2 m²

(1) Excluding balconies and terraces

Reduced headroom ..... Below 5 ft/1.5 m

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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Ground Floor

Approximate total area(1)
515 ft²
47.9 m²

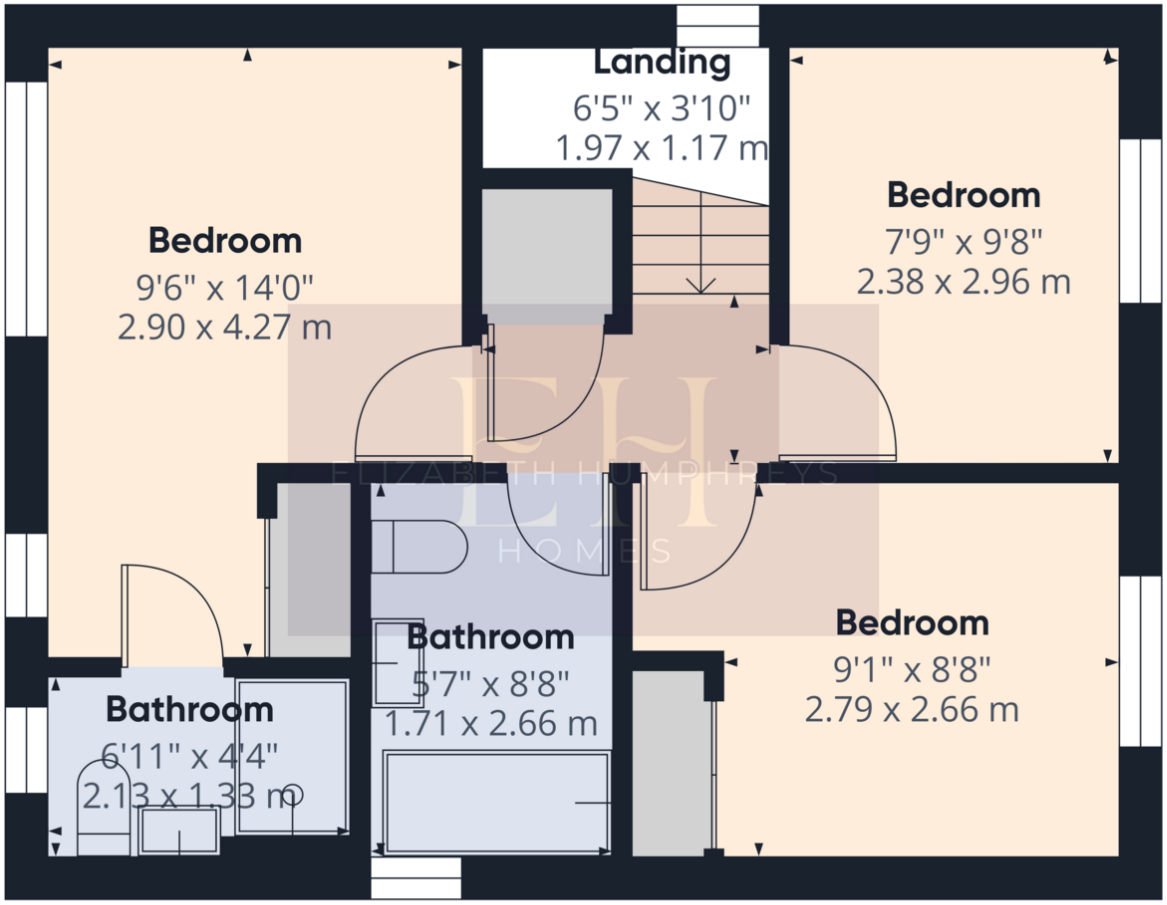
Reduced headroom
2 ft²
0.2 m²

(1) Excluding balconies and terraces

Reduced headroom
Below 5 ft/1.5 m

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(1)
402 ft²
37.3 m²

(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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