

# Gannet Drive, Amble

£66,000



## Full Description

This family home, a shared ownership property, offers light and bright contemporary living and is located just on the edge of Amble on the Hauxley Grange estate, a superb new Persimmon development. On offer for sale is a 30% share in this lovely example of a 'Rufford', a 3 bedroomed property which has been neutrally decorated allowing the easy addition of accent colour should you so wish, and which benefits from uPVC windows and composite doors, touch sensitive heating controls, low maintenance front and rear gardens, super-fast fibre connection, Tarmac driveway parking for two cars leading to a single garage with an up and over door, 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.

Bathed in natural light courtesy of a window overlooking the front of the property, the lounge is an inviting and spacious room allowing a huge amount of flexibility when arranging furniture and plenty of space to comfortably accommodate a large settee. The room is finished with a sumptuous carpet which adds further comfort as you 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 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 charming hand wash basin with an attractive splashback tile.

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 white door and contemporary handles complemented by a geometric wood-effect laminate surface with a matching upstand. In terms of fitted equipment, there is a washing machine, a fridge freezer, a four-burner gas hob beneath a chimney-style extractor fan and a stainless-steel splashback, and a bowl and a half stainless steel sink. The Ideal Logic combination boiler is housed in a cupboard for ease of access. The tiled flooring in the kitchen area is easy to maintain and ceiling spotlights and a pendant light fitting in the dining room add artificial light.

Taking the attractive stairs to the first floor, the spacious landing opens out to three bedrooms, a useful storage cupboard and the family bathroom. All the bedrooms are beautifully carpeted and offer a wonderful feeling of peace and relaxation.

The primary bedroom is a large double room with two windows taking advantage of views to the front of the property. This room offers a variety of storage options and benefits from an ensuite shower room. The suite comprises a fully tiled shower area with a double sized cubicle and shower within, a pedestal wash hand basin and a close-coupled toilet with a push button behind. A window, with privacy glass, allows for natural light.

Bedroom 2 is a good-sized double overlooking the rear garden.

Bedroom 3 is a large single room which also enjoys a vista to the rear of the property.

The family bathroom comprises a bath with a half-tiled surround, a pedestal hand wash basin with a splashback tile behind, and a close-coupled toilet with a push button. The space has been finished with vinyl flooring creating a crisp and fresh finish, and a chrome heated towel rail ensures added comfort. 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 and a lawn leading to a raised area, with artificial grass and some paving, at the foot of the garden offer alternative places to sit and enjoy the sunshine during those warm summer months.

Shared ownership home, 30% owned by the current leaseholders

Monthly rent payable: £310.98

Monthly service charge: £25.76

#### 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

- Shared ownership 30% for sale
- Application criteria applies
- Garage
- Driveway parking
- Close to the coast
- Builders guarantee
- Walk to shops
- Walk to buses
- Walk to the pub

## Contact Us

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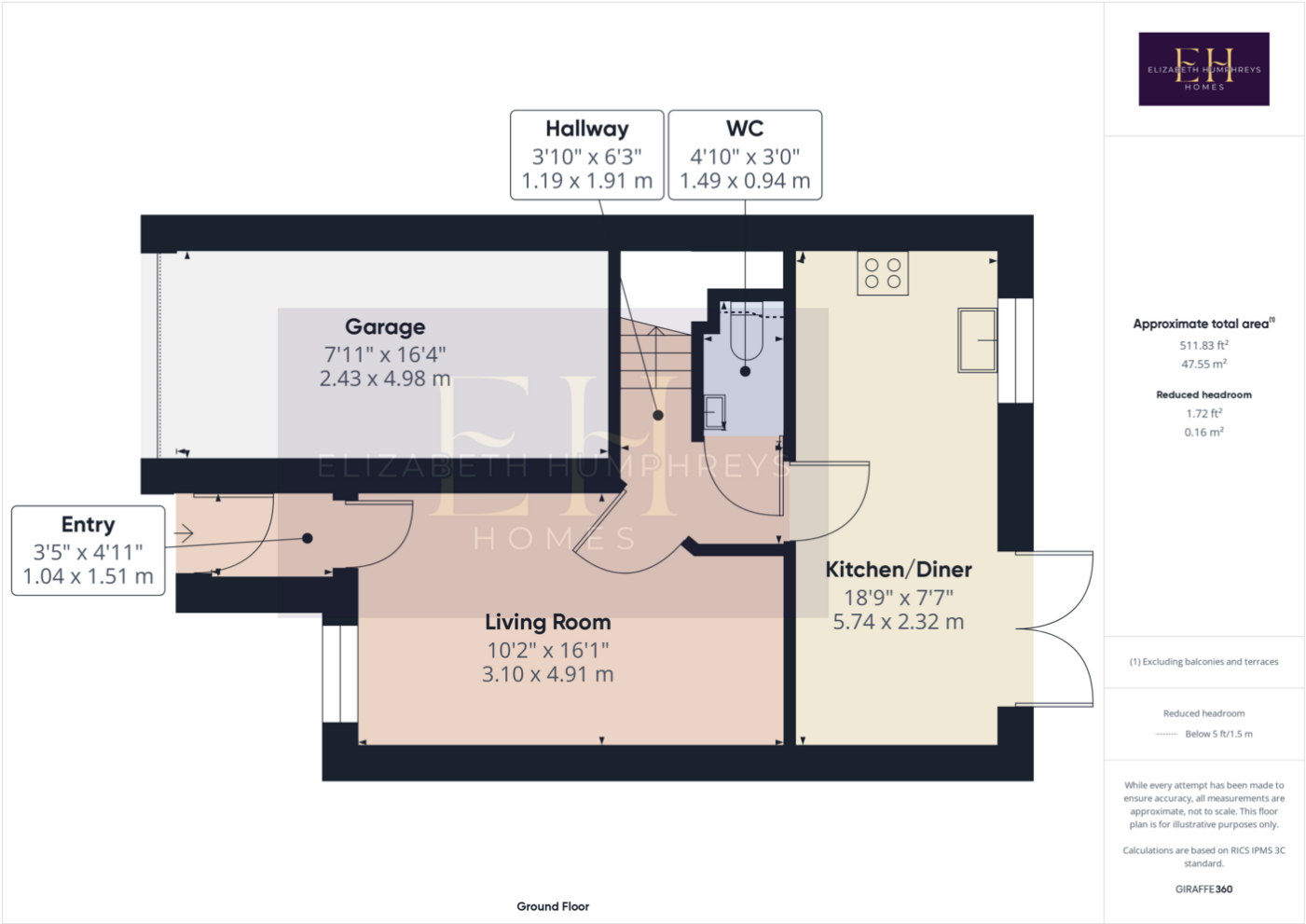
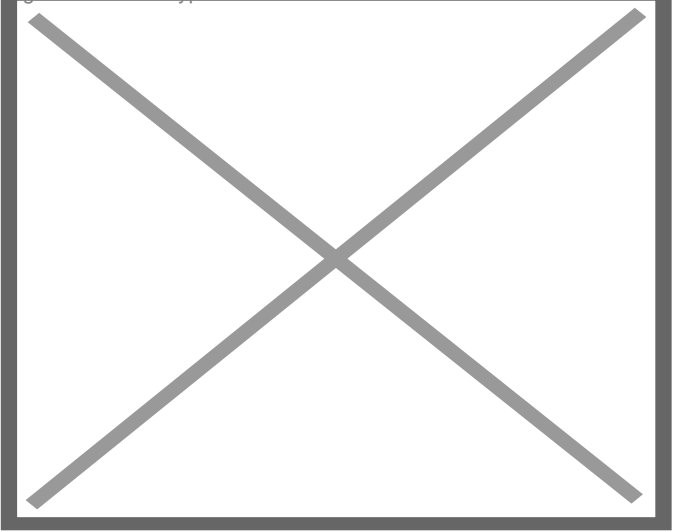


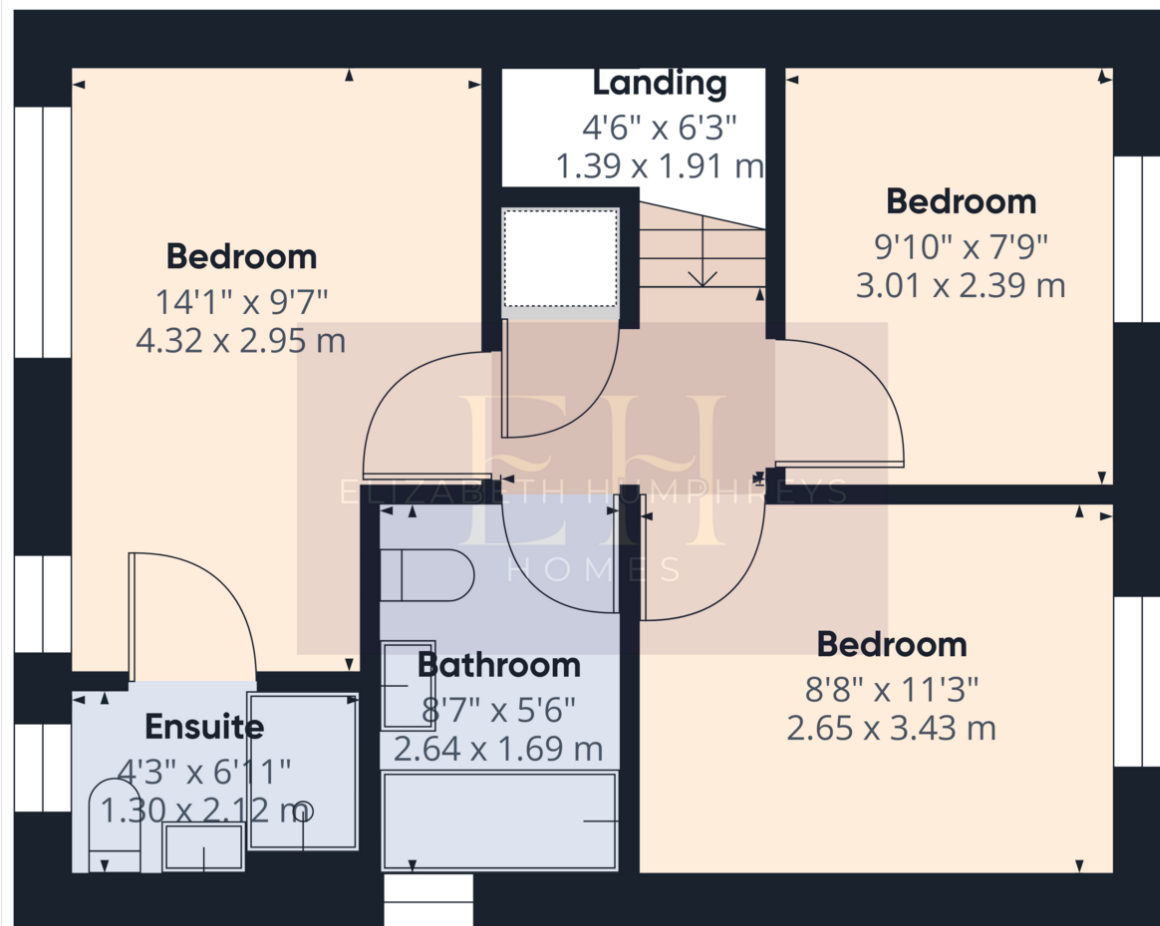
Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		95
(81-91) B	83	
(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		97
(81-91) B	85	
(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	





Floor 1

Approximate total area<sup>®</sup>  
409.79 ft<sup>2</sup>  
38.07 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 are based on RICS IPMS 3C standard.

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