

Gannet Drive, North Sea Manor, Amble, Morpeth, Northumberland

£250,000



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 detached property featuring a green and open aspect to the front, Tarmac double driveway parking leading to a single garage with electric door, super-fast fibre connection, uPVC windows and composite doors, dual controlled gas central heating and all the other usual mains connections. This property, showcasing glorious décor throughout and retaining some of the builders' guarantee, 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 the front door which opens into a spacious internal hallway which offers space to store shoes and hang cloaks and suchlike. A door leads from here into the lounge which is light and bright courtesy of a large window overlooking the open aspect to the front. The space is finished with a sumptuous grey carpet and a lovely feature panelled wall.

A door opens into the main hallway where the stairs ascend to the first floor and various doors lead off one of which opens to the garage, which is beneficial, which houses the tumble dryer and electrical consumer unit but also presents excellent storage.

The ground floor WC is a superb asset as it negates the need to continually frequent the upstairs facilities and comprises a wall hung hand wash basin, a close coupled toilet with a push button behind and an extractor fan.

Located to the rear of the property, the kitchen-diner, with vinyl flooring, is a spacious and airy room with French doors taking advantage of views of the landscaped rear garden in addition to opening out to a patio ideal for al fresco dining. The kitchen features upgraded wall and base units complemented by a contrasting wood-effect work surface. In terms of fitted equipment, there is a dishwasher, a bowl and a half stainless steel sink beneath a window overlooking the garden, a four-burner gas hob beneath a stainless-steel splash back and chimney style extractor fan, an under bench electric oven, a full-sized fridge freezer and a Zanussi washing machine. The Logic gas boiler is housed in a wall unit for ease of access. There is plenty of space to sit and dine before the French doors which capture lovely garden views and facilitate free flow of movement between indoor and outdoor living.

Taking the stairs to the first floor and passing a window halfway capturing views of the woodland opposite, the landing opens out to three bedrooms, the family bathroom and a substantial storage cupboard. The bedrooms are all furnished with a mink-coloured carpet adding comfort as you move throughout. Loft access is available.

The principal bedroom, with panelled feature wall, is a large double room benefitting from en-suite facilities. Two windows take advantage of the green and leafy open aspect to the front and natural light illuminates the space beautifully. The en-suite, showcasing attractive grey tiling, comprises a close coupled toilet with a push button, a pedestal wash hand basin, a double sized shower cubicle with a water fall shower head and a separate shower head within behind a sliding door. The space is finished with a wood-look vinyl flooring, and a window allows for natural light.

Bedroom 2 is a double room with a window taking advantage of views to the rear. This light and bright room benefits from a full bank of fitted wardrobes.

Bedroom 3 is another double with a window to the rear capturing green and pleasant woodland views. This room also offers a variety of storage

options.

The family bathroom, with wood-look vinyl flooring, comprises a large white bath, a pedestal wash hand basin and a close coupled toilet with a push button behind. Natural light enters via a window to the side with additional lighting by way of ceiling spotlights. The space is finished with grey tiles matching those of the en-suite creating continuity between the two spaces.

The landscaped rear garden, securely fenced to allow children and family pets to play safely, is a private space in which you can relax with family and friends. There are two framed lawn areas and two stone built raised beds which, together with the beach pebbles, form attractive focal points. A shapely natural stone path leads to a variety of patios enabling you to follow the sun throughout the day and the location of the plot means that the garden is not overlooked and benefits from a backdrop of trees with open and natural space to the side. And lots of sunshine on those sunny days.

Council Tax Band: C £2214.69

EPC: B

Tenure: Freehold

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 with electric door
- Double driveway
- Landscaped garden
- Very well presented
- Light and spacious
- Ensuite
- Lovely sunny garden, southerly sunlight from the side
- Walk to the beach
- Walk to shops and pubs
- Builders guarantee

Contact Us

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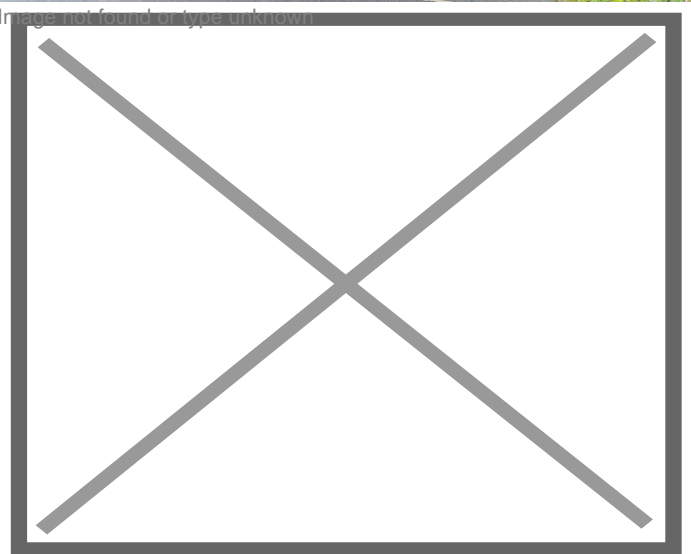


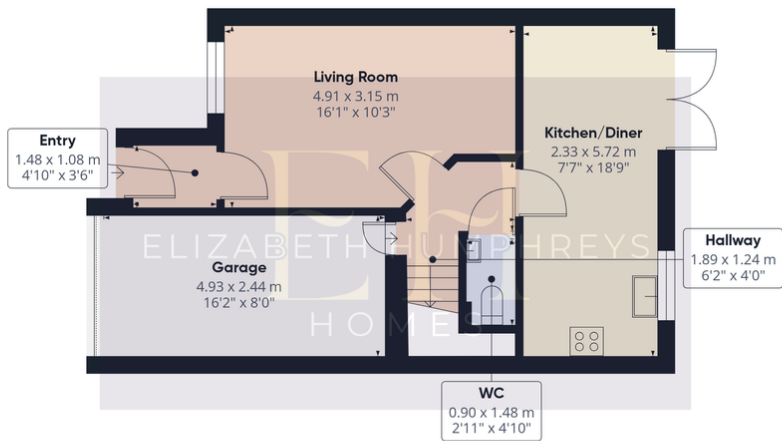




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		95
(81-91) B	83	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC		

Environmental (CO ₂) Impact Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-100) A		96
(81-91) B	85	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales EU Directive 2002/91/EC		





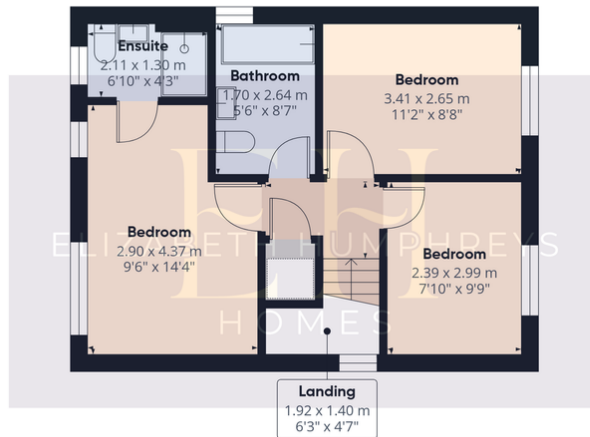
Ground Floor

Approximate total area⁽¹⁾
86 m²
926 ft²

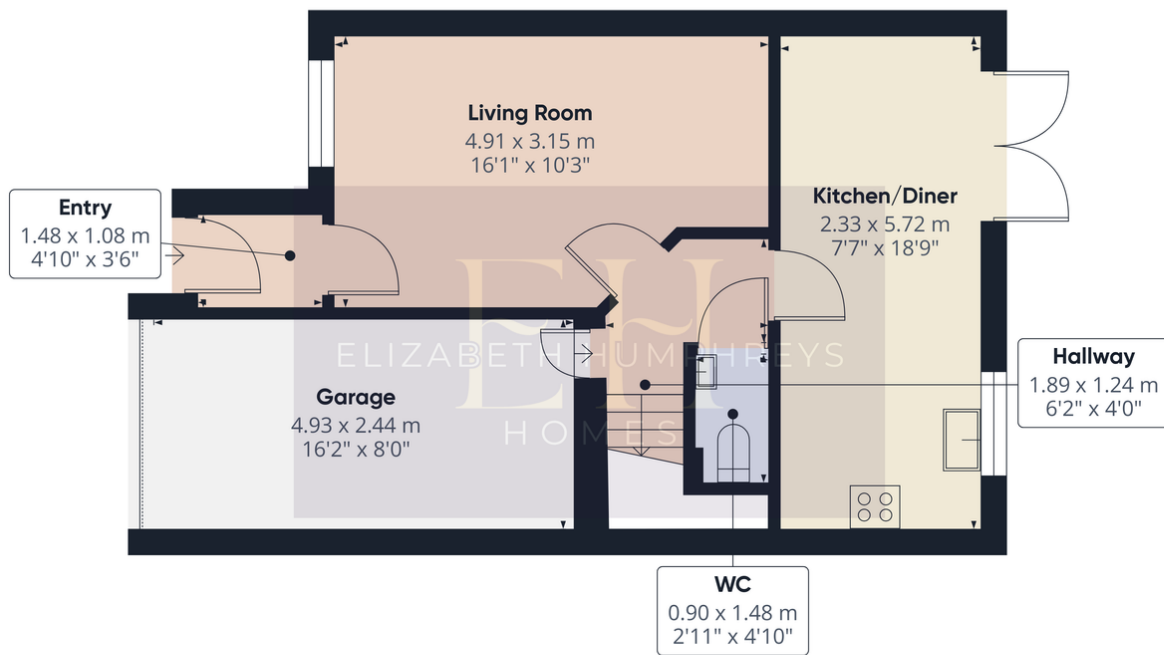
(1) Excluding balconies and terraces

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



Ground Floor

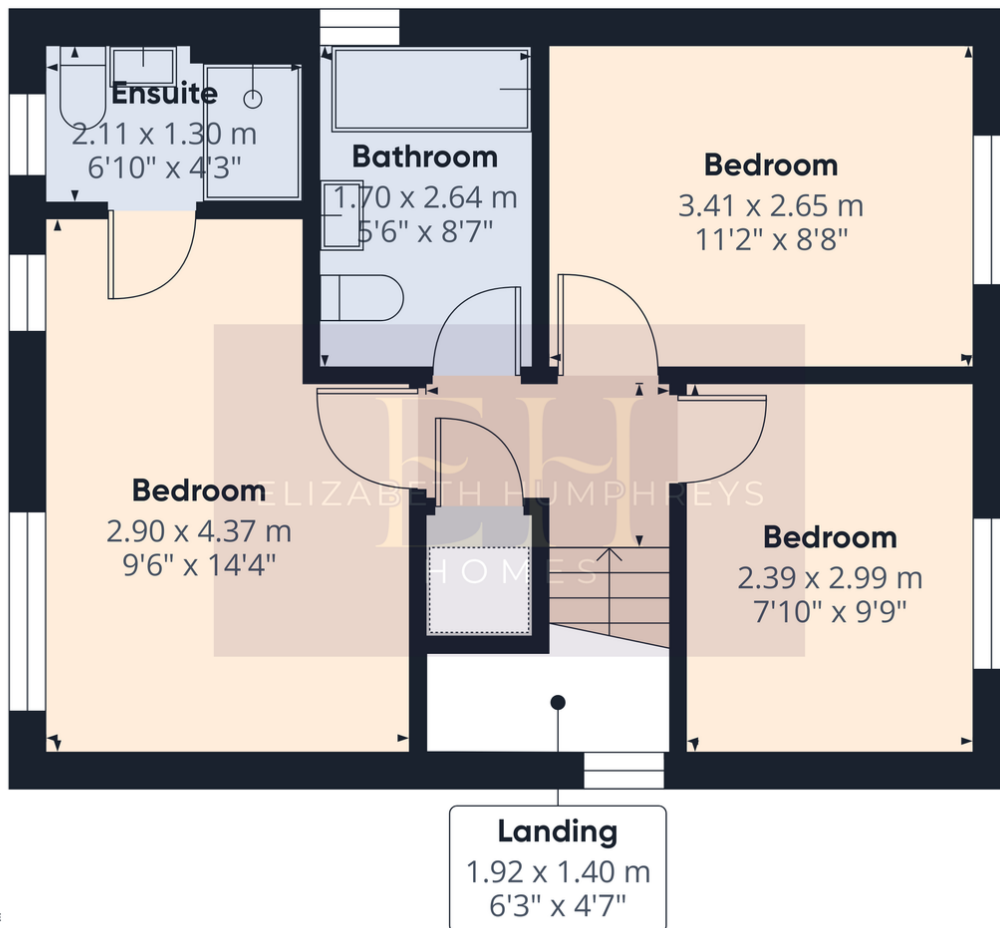
Approximate total area⁽¹⁾
48 m²
517 ft²

(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⁽¹⁾
38 m²
409 ft²

(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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