

# Gloster Park, Amble, Morpeth, Northumberland

**Offers Over £330,000**

## Full Description

A beautifully presented family home located on the much sought after and peaceful Gloster Park Estate in Amble. Elizabeth Humphreys Homes are delighted to welcome to the market this fabulous 4 bedroomed detached property benefiting from low maintenance front and rear gardens, block paved driveway parking leading to a single garage with a roller shutter door, uPVC windows and a composite front door, gas central heating and all the other usual mains connections. The current owners have thoughtfully considered décor and furnishings and have created a beautiful home offering light and bright contemporary living.

Amble, Northumberland's friendliest port, offers a wide range of amenities including a supermarket, shops, doctors, first, middle and high schools, health centre, pubs and restaurants. 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 hallway. The fitted entrance mat is beneficial and works in harmony with the Karndean flooring which furnishes the remainder of the hallway creating a sleek and stylish look. Various doors lead off and stairs ascend to the first floor. The ground floor WC is a useful asset as it negates the need to frequent the upstairs facilities. The suite comprises a wall mounted hand wash basin with a tiled splash back and a close coupled toilet with a push button behind.

Bathed in natural light, the lounge is a welcoming room which offers a variety of seating and storage options. A window overlooks the front of the property and a wooden feature fireplace, with a stone insert housing an electric fire, forms an attractive focal point enticing you to sit before it during the cooler months. Two partially glazed wooden doors open into the dining room which is a pleasant space easily accommodating a dining table and accompanying chairs before a sliding patio door which opens into a substantial conservatory. This is a superb additional living space which enjoys the beautiful garden views via its many windows and a door which opens into this lovely private space. The solid roof, with a window and recessed lighting, enables this room to be used comfortably through all the seasons: an ideal space in which to relax and unwind at the end of the day.

The kitchen is large and offers a good number of wall and base units with a cream-coloured door complemented by a brown and lapis lazuli flecked granite work surface with matching upstand extending to the windowsill. Splash back tiling works in harmony with the units creating a glorious overall look. The work surface continues to a curved breakfast bar area which offers further seating options. In terms of fitted equipment, there is a Siemens dishwasher, a NEFF oven with microwave above, a De Dietrich fridge-freezer, a NEFF induction hob below an angled Bosch extractor fan and a bowl and a half white composite sink is dropped into the granite work surface with a drainer cut in at the side. A large window captures the lovely rear garden views and a vertical radiator ensures added comfort. The Potterton boiler is housed in a wall unit for ease of access and the kitchen further benefits from access to the space beneath the stairs which could be utilised as a pantry if you so wished or would be the ideal space in which to house larger domestic appliances. Opposite, a door provides beneficial internal access to the garage which offers further storage.

Adjacent to the kitchen, the utility room is a useful room which provides space and plumbing for a washing machine and a tumble dryer. There is a base unit, shelving and some wall units presenting excellent storage and the charcoal-coloured work surface incorporates a single bowl stainless steel sink with a drainer at the side. The floor is completed with stone effect LVT flooring and door leads out to the rear garden.

Taking the stairs to the first floor, the U-shaped landing opens out to four bedrooms, the family bathroom and a useful storage cupboard housing the hot water cylinder and shelving ideal for the storage of linen and towels. Access is available, via a pull-down ladder, to the partially boarded loft. All the bedrooms are carpeted creating comfort as you move throughout.

The primary bedroom, with en-suite facilities, is a spacious super king-sized room which offers built-in wardrobes with an lovely grey coloured door with a black trim, and central mirror extending across the set, creating a stylish look. This light and bright room boasts a lovely feature wall and a deep windowsill below the window which overlooks the front of the property. The fully tiled en-suite comprises a shower cubicle with a chrome door with a shower within, a close coupled toilet, a chrome heated towel rail and a vanity unit, with a cream-coloured door complemented by a dark coloured surface, incorporating a hand wash basin with a wall mounted mirror above. A window to the front allows for natural light and illuminates the LVT flooring perfectly.

Bedroom 2 is a generously proportioned king-sized room, currently utilised as an office with the addition of a sofa bed on which to relax. This room benefits from sizable cupboard storage with a rail and shelving above. A window overlooking the front of the property allows a wealth of natural light to enter.

Bedroom 3 is a spacious double room offering plenty of beneficial storage. A window takes advantage of the rear garden views with lovely views over the countryside beyond.

Bedroom 4 is a large double room, also currently used as an office/sitting area, with built in sliding door wardrobes and a built-in desk with shelving above. The window overlooks the rear garden and open countryside

beyond reaching as far as Warkworth Castle: a wonderful view to appreciate as you work from home.

The family bathroom, to the rear of the property, is spacious and comprises a bath with a shower over behind a shower curtain, a unit incorporating a semi-recessed hand wash basin and a concealed cistern toilet with a push button above, a wall mounted mirror and an extractor fan. A chrome heated towel rail ensures added comfort. The space has been finished with white tiling with an attractive mosaic surround, and the floor is completed with a mosaic style vinyl.

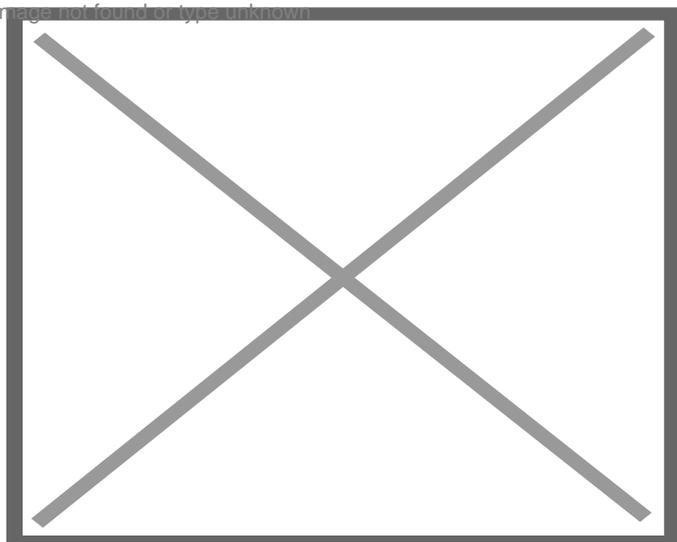
Securely fenced, the rear garden is a low maintenance outside space which has been beautifully planted with bushes and shrubs creating a lovely backdrop which can be enjoyed from many of the principal living spaces. There are various paved areas providing spaces for garden furniture, raised beds, and an ornamental pond with lilies and a bridge over is an attractive focal point. A greenhouse is the perfect place in which to while away the hours potting and planting and a garden shed offers space to house garden accessories. This garden has been beautifully created and is the perfect place in which to relax and unwind at the end of a busy day.

Tenure: Freehold  
Council Tax Band: D  
EPC: C

**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.

Image not found or type unknown



## Features

- Ensuite
- Utility room
- Ground floor WC
- Conservatory with solid insulated roof
- Driveway parking
- Lovely cottage style gardens

## Contact Us

### EH Homes

Casey Lodge Park Road,  
Swarland  
Morpeth  
Northumberland  
NE65 9JD  
T: 01665 661170  
E: [info@eh-homes.co.uk](mailto:info@eh-homes.co.uk)