

# Gloster Park, Amble, Morpeth, Northumberland

Offers Over £270,000



## Full Description

A fully modernised family home with views over fields located on the much sought after and peaceful Gloster Park Estate. Elizabeth Humphreys Homes Northumberland are delighted to welcome to the market this fabulous 3 bedroomed detached bungalow benefiting from low maintenance front and rear gardens, spacious 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.

The internal hallway, with Karndean-type flooring and glorious décor, welcomes you leaving you in no doubt of the quality of finish from this point onwards: the metal switches and sockets and polished door furniture adding further elegance. Loft access is available from the hallway.

Bathed in natural light courtesy of two large windows, the open plan living-kitchen-dining area is an inviting space in which to spend time with family and friends. The stunning kitchen offers a good number of wall and base units with a dove grey shaker style door with contemporary black nickel polished handles complemented by a light-coloured delicately sparkly granite work surface with matching upstand and an embossed white tiled splash back. In terms of fitted equipment, there is an under bench electric oven, a four-burner induction hob with a designer-looking black induction fan above, a full-sized fridge freezer, pull out waste receptacles, a bowl and a half black sink with black tap above dropped into the granite work surface and a full-sized dishwasher. The space is finished with white floor tiles which work in harmony with the units perfectly and the bench lighting is ideal for task working.

The living room end of the room, with deep windowsills perfect for displaying photographs or cherished ornaments, offers plenty of space to sit comfortably. There is a modern wood burner set upon a granite hearth which forms an attractive focal point, and a white designer radiator and sumptuous grey carpet ensures further comfort.

The primary bedroom is a large double room with an open aspect over the rear of the property to the fields beyond. This light and bright room benefits from two sets of built-in wardrobes and a good number of sockets which incorporate USB ports.

Bedroom 2 is a large double room with a built-in wardrobe and bedside table with drawers. This restful room also captures open views to the rear of the property and is another well-presented and neutrally decorated room allowing the easy addition of accent colour should you so wish.

Bedroom 3 is a double room with a full bank of floor to ceiling mirrored wardrobes. A window to the side allows for natural light with ceiling spotlights adding brightness.

The main shower room is sleek and stylish with contemporary white units and grey tiling. The suite comprises a wall hung two drawer vanity unit with black accessories, a concealed cistern toilet with a push button, a good-sized wall hung cabinet and a shower with a black shower head behind a smoked glass screen. The mix of light grey and embossed tiling within creates a stunning boutique hotel style look. A window allows for natural light and ceiling spotlights add to the brightness. Cleverly concealed in a cupboard is the washing machine with tumble dryer above and the combi boiler is also housed in here for ease of access: a superb use of space.

To the front of the property the low maintenance gravelled area could easily accommodate pot plants to add a splash of colour if you so wished. The rear garden, which can be accessed from the side of the property is



also low maintenance with a glorious summer house presenting the perfect space in which to relax and unwind at the end of the day. The garage can be conveniently entered from the rear garden and the whole space is securely fenced to allow children and family pets to play safely.

Freehold

Council tax Band:

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.

## Features

- Detached bungalow
- Lots of parking
- Garage
- Low maintenance gardens
- Modernised quality feel
- Coastal area
- Views over fields to rear
- Summer house

## Contact Us

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		88
(81-91) B		
(69-80) C	73	
(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 


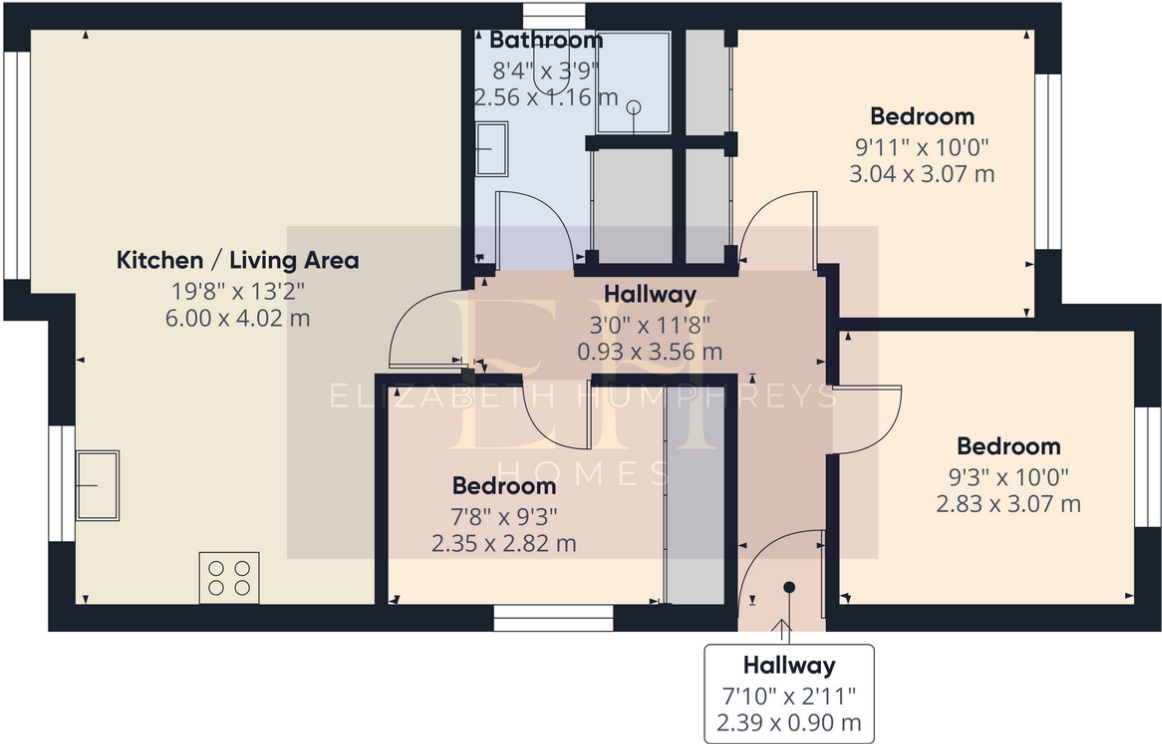
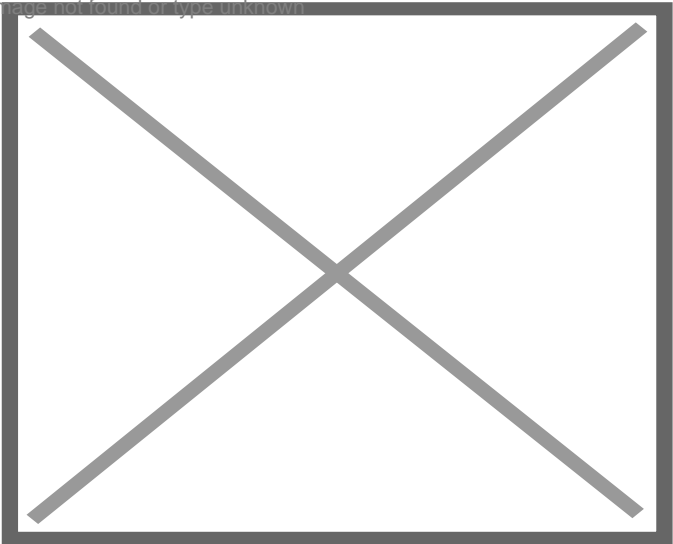
Environmental (CO <sub>2</sub> ) Impact Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92-100) A	<div>74</div>	<div>88</div>
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England, Scotland & Wales		EU Directive 2002/91/EC 



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Ground Floor Building 1



Approximate total area<sup>(1)</sup>  
645.94 ft<sup>2</sup>  
60.01 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.

