

Gloster Park, Amble

OIRO £350,000



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 front and rear gardens, block paved driveway parking leading to a double garage with a roller shutter door, oak wood coloured uPVC windows and a uPVC front door, good broadband connection, gas central heating and all the other usual mains connections. This property would suit a family or would be ideal as a holiday home or for someone looking to retreat to this area of outstanding natural beauty.

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, beneath a covered porch area, which opens into an internal hallway, finished with engineered oak flooring, with various doors leading off and stairs ascending to the first floor. To the left, there is a multi-use room with a window to the front allowing for natural light. This would be ideal as a boot room, office or snug.

The space beneath the stairs has been used creatively to accommodate a ground floor WC. The suite comprises a close coupled toilet with a push button and a wall hung hand wash basin. A built-in wooden shelf and tiled splash back completes the look of this beneficial space. A further door provides entry to the garage which offers excellent storage and a utility space where there is single bowl stainless steel sink within the work surface, plumbing and space for a washing machine and space for a tumble dryer. A loft hatch gives access to a partly boarded storage space above the garage, whilst the Baxi gas boiler is housed in the garage for ease of access and a door opens to the rear garden.

The lounge is a welcoming room showcasing a gorgeous bay window to the front allowing a wealth of natural light to circulate. There is a gas feature fireplace set upon a black tiled hearth with a white wooden surround which forms an attractive focal point and entices you to sit before it during the cooler months. This is a lovely space in which to relax with family and friends.

Located to the rear of the property, the kitchen-diner is a sociable and spacious family space which appeals to modern living. The kitchen offers a good number of wall and base units, designed with a combination of black and wood effect doors, complemented by a contrasting grey speckled laminate work surface and an earthenware tiled splashback. There is a breakfast bar, which incorporates a wine rack and offers further seating and workable bench space, a bowl and a half acrylic sink with a mixer tap above, space for a large five burner range cooker with a chimney style extractor fan above, space for a free-standing dishwasher and a full-size fridge freezer. A window provides uninterrupted views of the rear garden, and a pair of double doors open into a conservatory which takes full advantage of the garden views via its many windows. This is a superb additional living space, allowing you to relax and enjoy the garden views throughout every season. The space is finished with a practical and attractive tiled floor and would be ideal as a dining room if you so wished.

Taking the stairs to the first floor, the landing opens to four bedrooms, the family bathroom and a storage cupboard. There is a window on the landing which illuminates the space beautifully. Loft access is available.

The primary bedroom, with en-suite facilities, is a spacious double room with a large window overlooking the front of the property. This restful room offers plenty of fitted wardrobes offering excellent storage potential. The en-suite comprises a walk-in shower behind a shower curtain, a close coupled toilet with a push button behind, a corner wall hung hand wash basin and a chrome heated towel rail. The space is finished with non-slip flooring, sandstone-coloured tiling combined with attractively painted walls, and a window to the side allows for natural light. Additional lighting is by way of ceiling spotlights.

Bedroom 2 is a large double room with two windows taking advantage of views to the front of the property. This light and bright room offers various storage options.

Bedroom 3 is a light and airy double room overlooking the rear of the property.

Bedroom 4 is a generously proportioned single room with a view to the rear. All the bedrooms are carpeted creating comfort as you move throughout.

The family bathroom comprises a close coupled toilet with a push button behind, a full pedestal hand wash basin and a chrome heated towel rail. The space is tiled around the bath with embossed white tiles which work in harmony with the half height wood panelling around the walls. A window allows for natural light and there is an additional loft access available.

Externally, the rear garden is a low maintenance oasis of calm with paving interspersed with well placed gravelled areas. There are raised beds which offer depth and a pleasant backdrop to enjoy whilst relaxing the in gazebo with family and friends at the end of the day.

Tenure: Freehold

EPC: C

Council Tax Band: D £2491.52

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

- No chain
- Ensuite
- Ground Floor WC
- Office/study
- Large garage
- Driveway parking
- Coastal Home
- Lovely low maintenance landscaped garden
- Conservatory

Contact Us

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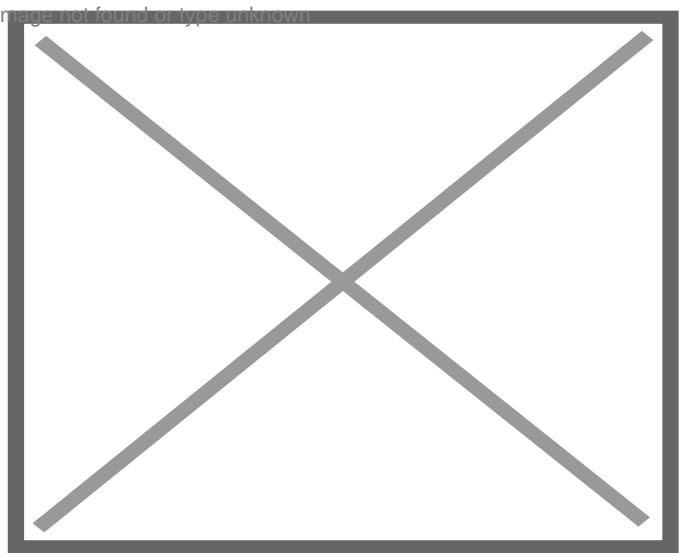


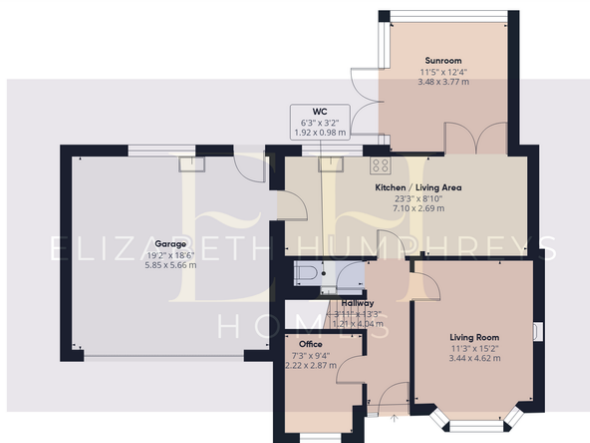




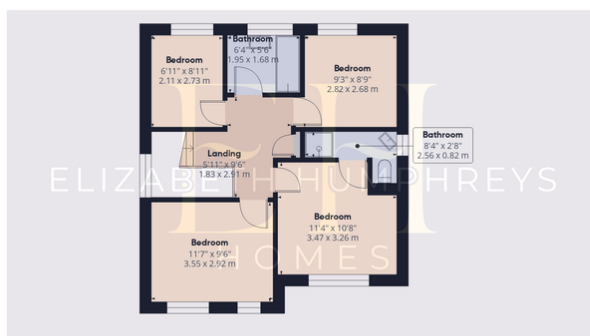
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		86
(69-80) C	73	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC		

Environmental (CO ₂) Impact Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-100) A		
(81-91) B		84
(69-80) C	71	
(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



Floor 2

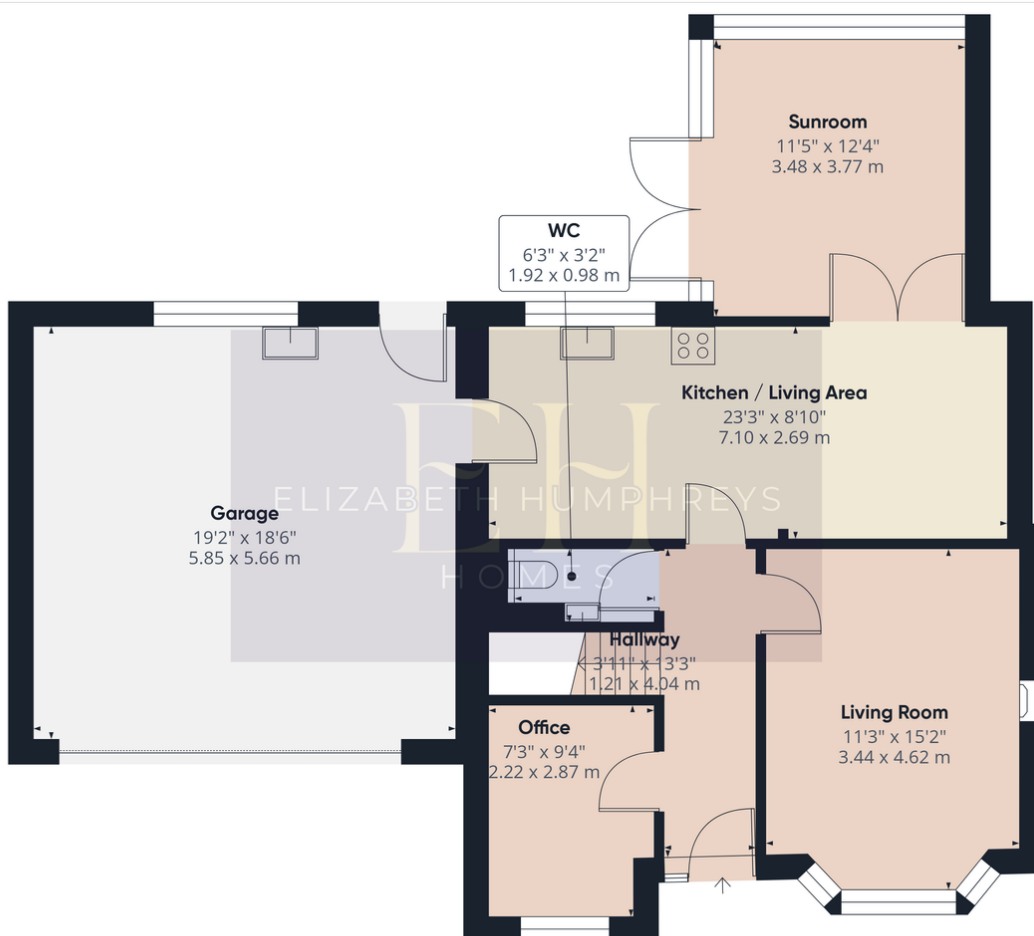


Approximate total area⁽¹⁾
1551 ft²
144.1 m²

(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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Ground Floor

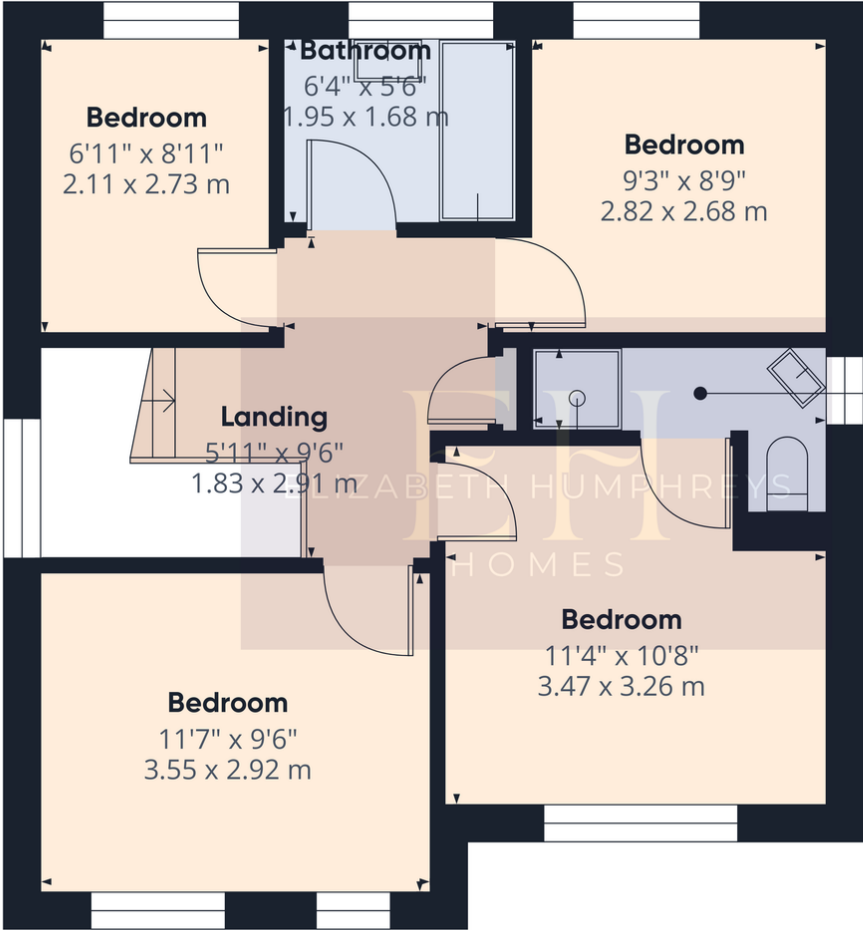


Approximate total area⁽¹⁾
1040 ft²
96.6 m²

(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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Floor 2



Approximate total area⁽¹⁾
511 ft²
47.5 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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