

# Kittiwake Place, Amble, Morpeth, Northumberland

Offers Over £285,000



## 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 4 bedroomed Persimmon property featuring a very spacious rear garden, Tarmac driveway parking for two cars leading to a single garage with an up and over door, super-fast fibre connection, uPVC windows and composite doors, gas central heating and all the other usual mains connections. No chain.

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, beneath a useful storm canopy, which opens into an entrance hallway with a radiator, cloaks hanging space and a central ceiling light. The space is finished with sturdy flooring which is ideal at this point of entry. Wall mounted central heating controls are located here which allow the ground floor to be heated independently to upstairs which is a useful and cost-effective feature. Stairs ascend to the first floor and various doors lead off one of which opens to a sizeable storage cupboard. All the main living spaces are neutrally decorated allowing the easy addition of accent colour should you so wish.

The attractive lounge is beautifully light and bright and offers plenty of space to accommodate a variety of comfortable furniture before a slate hearth with an electric feature fire which forms an attractive focal point. A window overlooks the front of the property and allows a wealth of natural light to circulate. A pair of double doors open into the kitchen-diner which is located to the rear of the property.

With French doors which open out to a patio ideal for al fresco dining, the kitchen-diner is a spacious and sociable room appealing to modern living. There is plenty of space to sit and dine in front of the French doors before the room transitions from carpet to grey wood effect vinyl flooring signalling entry to the kitchen which offers a good number of wall and base units with a matt grey door complemented by a contrasting grey laminate work surface. There is an under-bench oven beneath a four-burner gas hob, a stainless-steel splash back, a chimney style extractor fan and a bowl and a half stainless steel sink with a drainer to the side. Furthermore, there is a free-standing dishwasher and a fridge, and a window provides uninterrupted views over the rear garden. Adjacent there is a utility room, with matching base units to those within the kitchen, which offers space and plumbing for a washing machine and a tumble dryer and houses the boiler for ease of access. A composite door opens to the rear and a further door leads to a ground floor WC which comprises a close coupled toilet with a push button flush and a corner hand wash basin with a tiled splash back behind. A window overlooks the rear and additional lighting is by way of a pendant light fitting.

Taking the stairs to the first floor, the spacious landing opens out to four bedrooms, a storage cupboard and the family bathroom. All the bedrooms are tastefully decorated allowing the easy addition of accent colour and are furnished with a sumptuous grey carpet creating comfort as you move throughout. The bathroom is finished with grey vinyl flooring.

The primary bedroom is an impressive double room with a triple window to the front. This restful room offers built-in mirrored wardrobes, a further cupboard and en-suite facilities which comprises a pedestal hand wash basin, a close coupled toilet with a push button behind and a shower cubicle with a single head shower within. A window allows for natural light and the space is almost fully tiled in a tasteful grey tone.

Bedroom 2 is a good-sized double with a window capturing views to the front of the property. This is a light and bright room with plenty of space for additional furniture.

Bedroom 3 is a spacious double with a view to the rear of the property. Another light and airy room with various furniture options available.



Bedroom 4 is a single room with a window to the rear. This room could ideally be utilised as a home office if you so wished.

The family bathroom comprises a close coupled toilet with a push button, a pedestal hand wash basin with a chrome mixer tap, an extractor fan, a wall mounted mirrored cabinet and a bath with an electric shower over behind a glass pivot screen. Natural light enters via a window to the rear illuminating the attractive tiling and a radiator ensures added comfort.

The very spacious rear garden is low maintenance mainly laid to lawn and there are three separate seating areas, two at the foot of the garden and one leading from the French doors all of which allow you to follow the sun throughout the day. Other amenities include an electric socket and a garden tap. The space is fully secure to allow children and family pets to play safely.

Tenure: Freehold  
Council Tax Band: C  
EPC: B

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
- Garage
- Impressive large garden
- Very sought after location
- Walk to the beach
- Very well presented
- Ensuite
- Utility Room

## Contact Us

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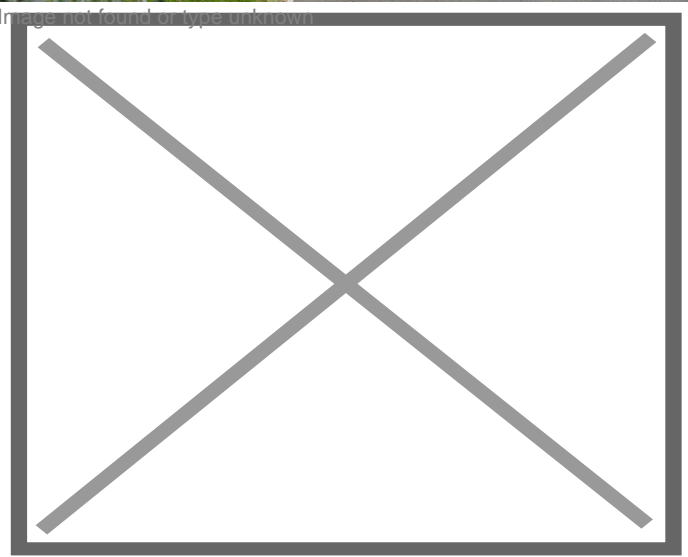




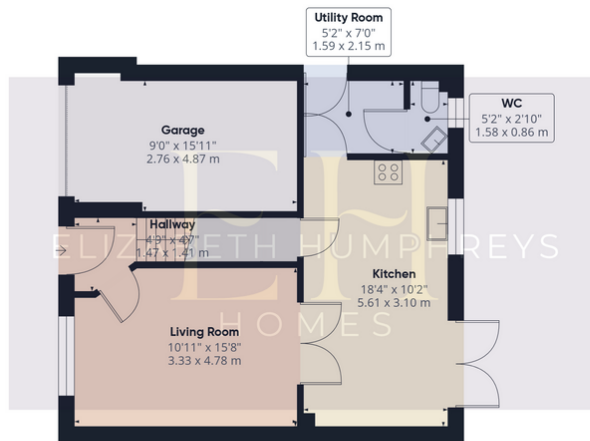


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		94
(81-91) B	83	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC		

Environmental (CO <sub>2</sub> ) Impact Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92-100) A		95
(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		







Ground Floor

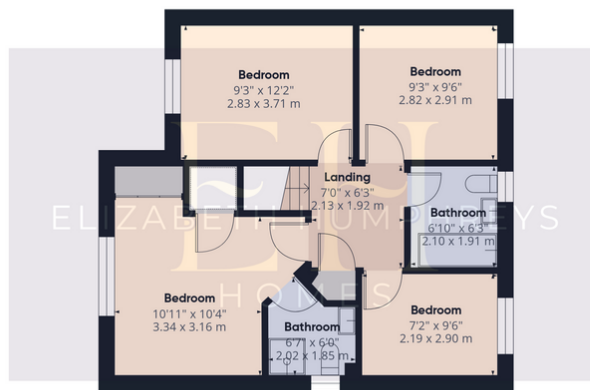


**Approximate total area<sup>(1)</sup>**  
1155 ft<sup>2</sup>  
107.5 m<sup>2</sup>

(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

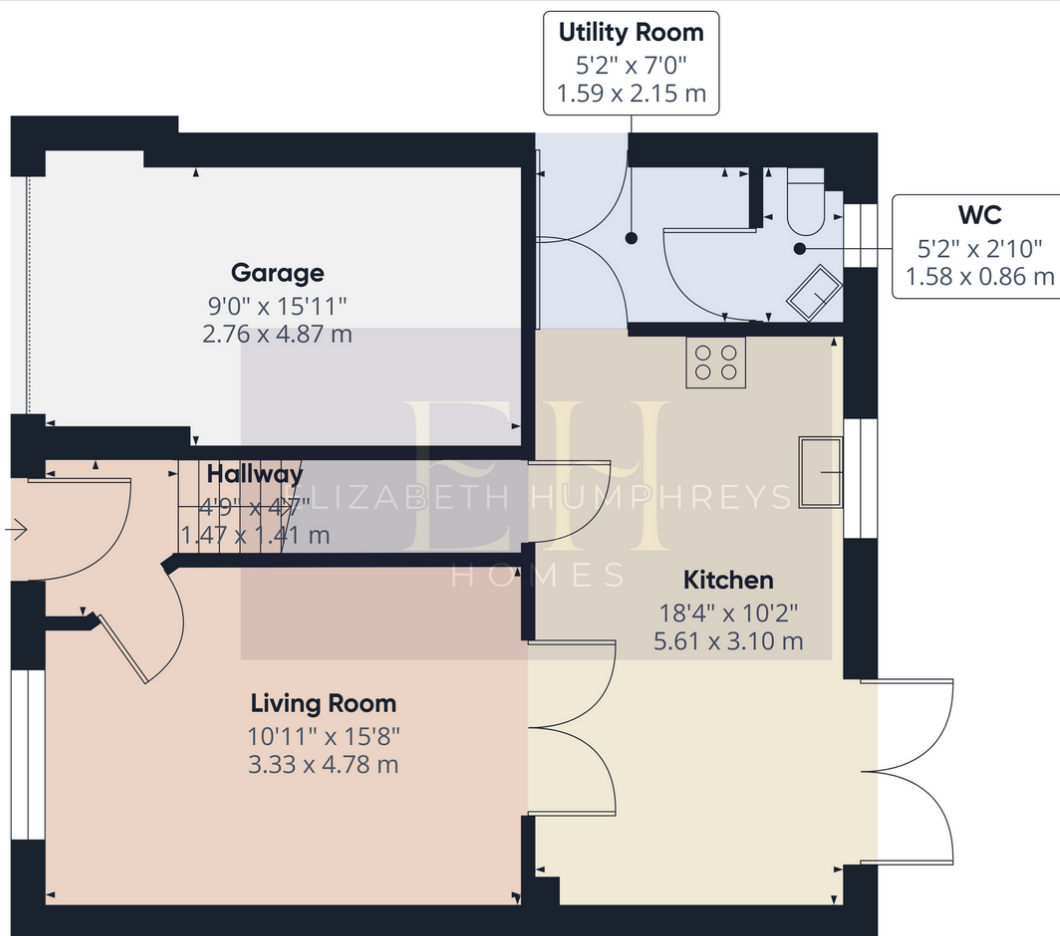


**Approximate total area<sup>(1)</sup>**  
613 ft<sup>2</sup>  
57 m<sup>2</sup>

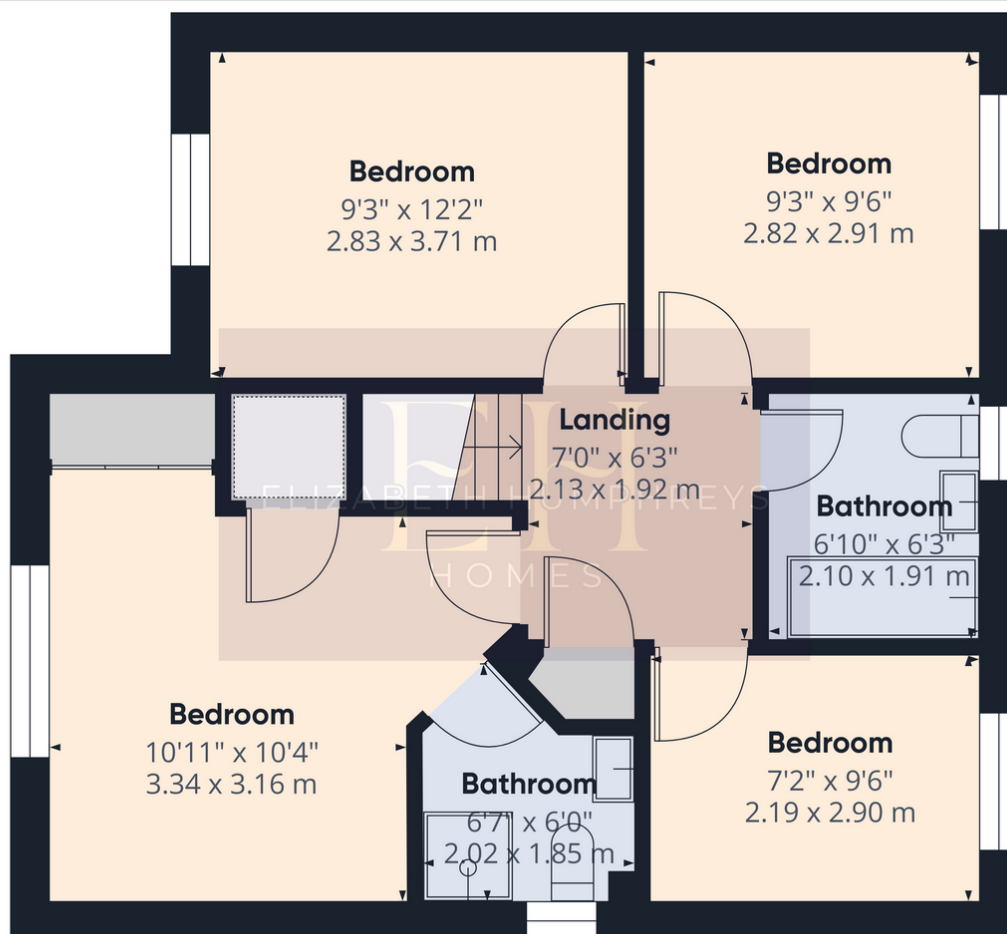
(1) Excluding balconies and terraces

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Ground Floor



Floor 1

**Approximate total area<sup>(1)</sup>**  
542 ft<sup>2</sup>  
50.5 m<sup>2</sup>

(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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