

# Kittiwake Place, North Sea Manor, Amble, Morpeth, Northumberland

£230,000



## 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 'Rufford' Persimmon property featuring a spacious rear garden, Tarmac driveway parking for two cars, an integral half garage half utility, super-fast fibre connection, uPVC windows and composite doors, gas central heating and all the other usual mains connections.

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.

The front door opens into an entrance hallway which is finished with practical and attractive Karndean LVT flooring. There is useful cloaks hanging space and shoe storage. A door leads from here into the lounge, with plenty of storage options, which showcases a glorious wood panelled feature wall and a sumptuous carpet. A window overlooks the front of the property allowing a wealth of natural light to circulate. This is a comfortable and restful room in which to spend time with family and friends.

The central hallway is accessed from the lounge. Stairs ascend to the first floor, various doors lead off and the space is finished with Karndean LVT flooring which continues throughout most of the ground floor creating a seamless transition between the different spaces. The visitor's WC is a superb asset as it negates the need to continually frequent the upstairs facilities. The suite comprises a close coupled toilet with a push button behind and a wall hung hand wash basin with an attractive splash back tile.

Located to the rear of the property, the kitchen-diner is a fabulous family space appealing to modern living. Recently replaced, this sleek and stylish kitchen offers a good number of wall and base units with a dark grey door interspersed with a natural wood-effect door complemented by a beautifully understated marble-effect Silestone work surface with a matching splash back: a stunning design. In terms of fitted Zanussi appliances there is a dishwasher, a washing machine, a four-ring induction hob beneath an extractor fan, a Pyrolytic oven, a microwave oven and a fridge-freezer. There is a single bowl Belfast-style Blanco acrylic sink dropped into the work surface with a drainer cut in at the side. A cupboard houses the boiler for ease of access, carousel cupboards cleverly maximise the corner spaces in addition to a useful spice drawer and waste receptacle storage. A window provides views over the rear garden in addition to a pair of French doors, in the dining end of the room, which open onto a patio ideal for al fresco dining and facilitating the free flow of movement between indoor and outdoor living.

The integral garage has been converted into a utility room at the rear and storage to the front. The utility room is conveniently accessed from the central hallway and offers space for a tumble dryer and space for a further appliance or linen baskets. There is a tall cupboard ideal for housing larger domestic appliances and there are a good number of further cupboards, with a white door and sleek handle, beneath a marble effect laminate work surface.

Taking the stairs to the first floor, the landing opens out to three bedrooms, two bathrooms and a useful storage cupboard. Loft access is available. The bedrooms are all finished with quality carpets, and the bathroom is finished with wood-effect laminate flooring.

The primary bedroom, with a gorgeous wood panelled feature wall, is a large double room with two windows taking advantage of views to the front of the property. This restful room benefits from en-suite facilities and a bank of fitted wardrobes. The en-suite, painted a restful green complemented by a sandstone-coloured wavy textured tile, comprises a cassette-style double sized shower cubicle with a standard shower head within, a full pedestal hand wash basin and a close coupled toilet with a push button behind. A window, with privacy glass, allows for natural light.



Bedroom 2 is a good-sized double room with a window overlooking the rear. There is plenty space for additional bedroom furniture.

Bedroom 3 is a large single room to the rear of the property and offers a full bank of fitted wardrobes. All the bedrooms are beautifully light, bright and restful rooms.

The family bathroom comprises a bath, a full pedestal hand wash basin, a close coupled toilet with a push button behind and an extractor fan. The space is finished to half height with a wavy stone-look tile illuminated beautifully by the natural light entering via a window with privacy glass.

The garden is a wonderful space in which you can relax and enjoy the sunshine throughout most of the day. Partly paved for ease of maintenance, the remainder being laid to lawn, the garden offers attractive planted borders which form a pleasant backdrop whilst enjoying al fresco dining during the warm summer months. An outside tap is a useful asset and there is plenty of space for a garden shed if you so wished.

**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.

Tenure: Freehold

Council Tax Band:

EPC: B

## Features

- Driveway parking
- Very well presented
- Storage garage
- Spacious utility room
- Ensuite
- Spacious bedrooms
- Lovely and light
- Upgraded kitchen
- Larger garden

## Contact Us

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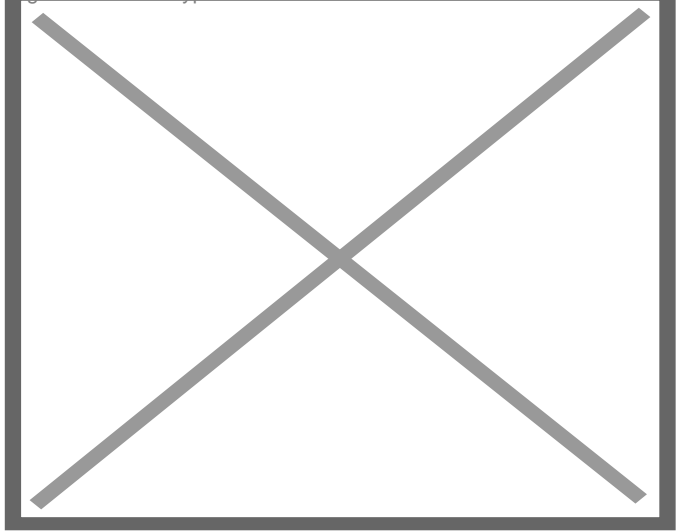
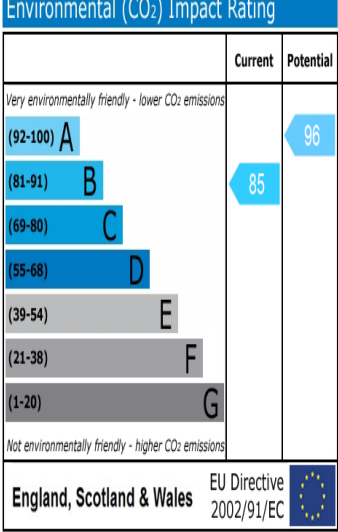
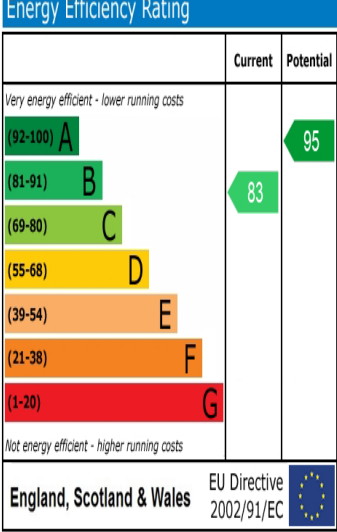




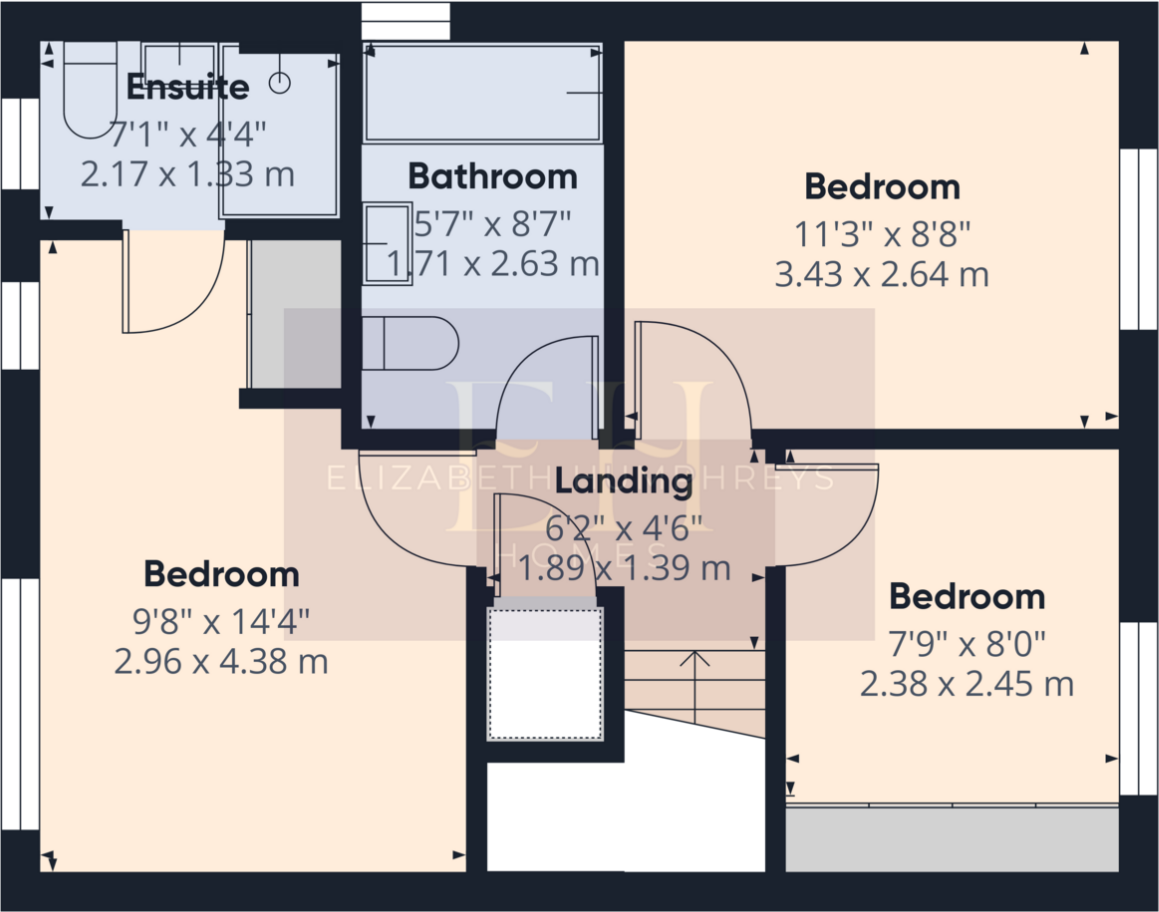












Floor 1

Approximate total area<sup>®</sup>  
404 ft<sup>2</sup>  
37.6 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.

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