

Northumbria Terrace, Amble, Morpeth, Northumberland

£275,000



Full Description

A beautifully extended home offering 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 semi-detached property featuring a sizeable rear garden, block paved driveway parking, quality oak internal doors, uPVC windows and doors, gas central heating and all the other usual mains connections. This property, offering versatile accommodation, is ready and waiting to welcome its new family.

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 a spacious entrance hallway which is finished practically and attractively with a hard wood floor. Stairs, with storage beneath, ascend to the first floor and various doors lead off. There is access to a second beneficial storage cupboard. The muted tones of décor is pleasing.

The living-dining room is a wonderfully light and bright space in which to spend time with family and friends. There is plenty of space to sit and dine before a large window which overlooks an open aspect to the front of the property. The central chimney breast, with shelved alcoves to either side, housing a wood burning stove set upon a slate hearth forms an attractive focal point. The room flows freely into the living room end which also features a chimney breast with a gas flame effect fire placed on a polished black hearth. The alcoves to either side offer further space for furniture and there is plenty of space for comfortable seating. A pair of French doors open into the rear garden facilitating the free flow of movement between indoor and outdoor living. The room is finished with a sumptuous carpet which adds comfort as you move throughout.

The kitchen offers a good number of wall and base units with a grey shaker style door complemented by a contrasting brown-grey toned laminate work surface and black brick style splash back tiling which works in harmony with the stone look tiled flooring creating a classic look. In terms of fitted equipment, there is a BOSCH double oven, a gas hob beneath a chimney style extractor fan and a single bowl stainless steel sink with a mixer tap above. There is space and plumbing for a dishwasher, two further under bench appliances and the Baxi gas boiler is housed here for ease of access. A large window provides uninterrupted views over the rear garden and there is space for a bar table with two stools which provides alternative seating. A partially glazed door opens to the rear garden, and a second door provides useful access to the garage which offers further storage space and currently houses the washing machine and tumble dryer.

Taking the stairs to the first floor, the landing splits to provide convenient access to the bedroom accommodation and the family bathroom. This property also benefits from an office space which is located within the loft. A pull-down ladder allows access to this superb area with a Velux window overlooking the rear of the property and allowing plenty of natural light to circulate. The space is carpeted and painted in cream with a black feature wall.

The principal bedroom is located within the extended part of the property above the garage and benefits from en-suite facilities. A window overlooking the front of the property allows a wealth of natural light to circulate. There is plenty of space for a range of bedroom furniture within this tastefully decorated room. Two doors lead off one to the en-suite and one to a spacious storage cupboard. The en-suite comprises a shower cubicle with a single shower head behind a pivot door, a wall mounted mirror, a close coupled toilet with a push button flush, a chrome heated towel rail and a vanity unit with a semi-recessed hand wash basin with a mixer tap above. The space is finished with marble-look floor tiles which are illuminated beautifully by natural light entering.

Bedroom 2 is a spacious king-sized room with a window taking advantage

of views to the front of the property. The space is finished with laminate wood look flooring which creates a sleek and stylish look. The chimney breast with a decorative white painted fireplace is appealing and the alcoves provides space for shelving and mirrored door storage.

Bedroom 3 is a large single room with a window overlooking the rear of the property. This room incorporates a chimney breast which adds character and the alcove to the side provides space for a built-in cupboard.

Bedroom 4 is a single room overlooking the open aspect to the front of the property. This room offers sliding mirrored door wardrobes and is finished with a carpet adding comfort as you move throughout.

The family bathroom comprises a large double ended bath and a concealed cistern toilet and a semi-recessed wash basin incorporated into a vanity unit. A large heated towel radiator ensures added comfort. Natural light enters via a window overlooking the rear and spotlights within the low maintenance ceiling add further brightness. The space is finished with large grey floor tiles which work in harmony with the grey wall tiles which feature a silver mosaic.

Externally, the private rear garden is a wonderful space in which to relax and unwind at the end of the day and, due to its orientation, catches the sunshine throughout the day. A paved area, accessed from the living room, is the ideal space in which to place garden furniture and to enjoy al fresco dining with family and friends. A summerhouse offers an alternative space to relax and there is plenty of lawn framed by hedging, shrubs and trees which extends to the foot of the garden. The space is securely fenced to allow children and family pets to play safely.

Tenure: Freehold

Council Tax Band: C £2324.879

EPC: D

"We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have agreed to instruct us in your sale or had an offer accepted on a property you wish to buy. The cost of these checks is £60 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us publishing your property (in the case of a vendor) or issuing a memorandum of sale (in the case of a buyer), directly to Lifetime Legal, and is non-refundable."

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

- - Extended 4-bedroom semi-detached home a stones throw away from the beach.
- - Light-filled, spacious living-dining room with dual fireplaces & French doors to the garden.
- - Stylish kitchen with BOSCH double oven, shaker units & garden views
- - Generous rear garden with lawn, patio, and charming summerhouse – perfect for entertaining
- - Block paved driveway & garage providing ample parking and storage
- - Principal bedroom with en-suite set within the extended section for added privacy
- - Versatile loft office space with Velux window – ideal for home working
- - Thoughtfully designed layout offering flexible family living
- - Private, sun-catching rear garden – ideal for relaxing or family time
- - Ideal for outdoor lovers with watersports, coastal walks & wildlife nearby

Contact Us

EH Homes

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





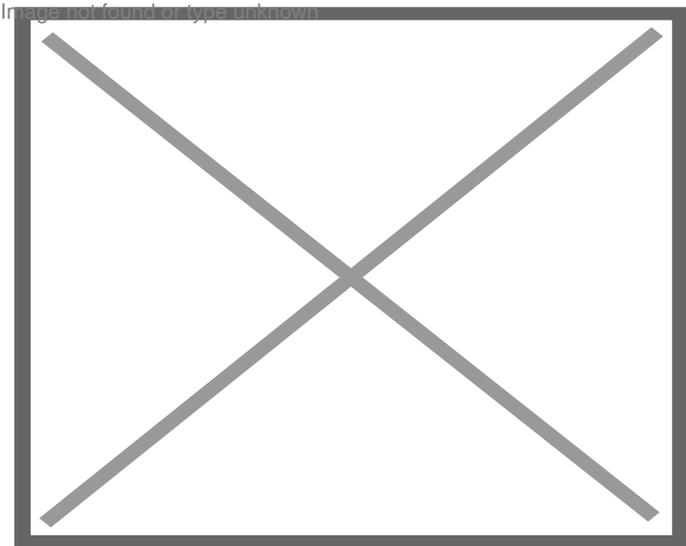






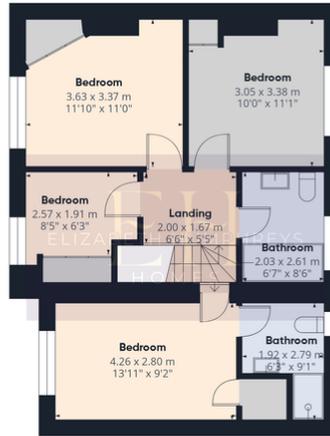
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			81
(69-80) C			
(55-68) D		62	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental (CO ₂) Impact Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100) A			
(81-91) B			
(69-80) C			77
(55-68) D			
(39-54) E		54	
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England, Scotland & Wales		EU Directive 2002/91/EC	





Ground Floor



Floor 1



Floor 2



Approximate total area⁽¹⁾
140.8 m²
1514 ft²

Reduced headroom
7.6 m²
82 ft²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Ground Floor



Approximate total area⁽¹⁾
73.4 m²
789 ft²

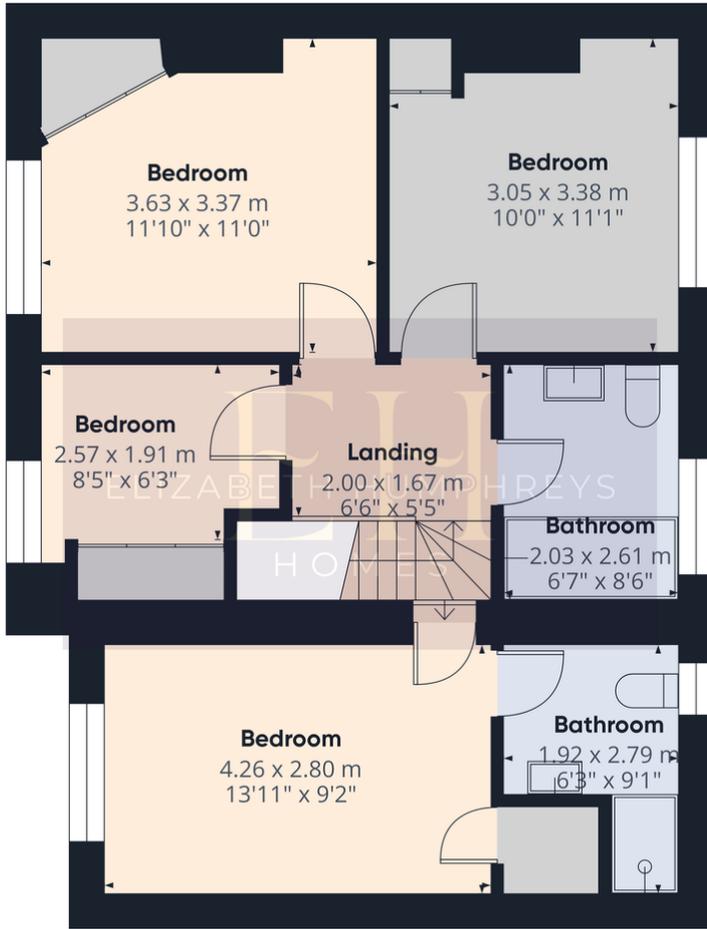
Reduced headroom
0.6 m²
6 ft²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



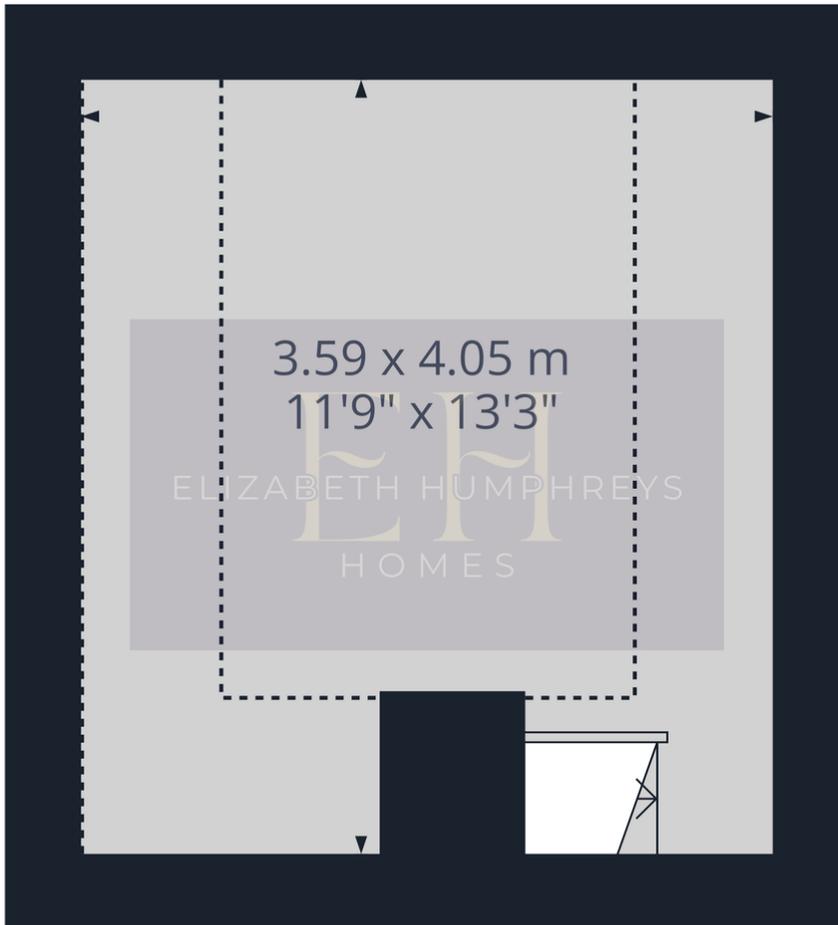
Floor 1

Approximate total area⁽¹⁾
53.7 m²
578 ft²

(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.

GIRAFFE360



Floor 2

Approximate total area⁽¹⁾
13.7 m²
147 ft²

Reduced headroom
7 m²
76 ft²

(1) Excluding balconies and terraces

Reduced headroom
----- Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360