

# Pelican Road, Amble, Morpeth, Northumberland

Offers Over £185,000



## Full Description

Elizabeth Humphreys Homes are proud to offer to the market with no onward chain, this beautifully presented three-bedroom home combines modern styling, practical living space, and low-maintenance outdoor areas, making it an ideal purchase. Benefiting from the remainder of a builder's warranty, two private parking spaces, and tasteful décor throughout, the property is ready to move straight into and enjoy.

Amble, affectionately known as "The Friendliest Port", has become one of Northumberland's most sought-after coastal towns. The bustling harbour and marina offer a vibrant mix of independent shops, cafés, seafood restaurants and the popular harbour village retail pods. Residents enjoy easy access to beautiful sandy beaches, scenic coastal walks and a wealth of outdoor leisure opportunities.

The nearby villages of Warkworth and Alnmouth, together with the wider Northumberland coastline, provide endless opportunities for exploration, while excellent road links via the A1 offer convenient access to Newcastle upon Tyne and beyond. Combining coastal charm with excellent everyday amenities, Amble continues to attract buyers seeking a high quality of life in one of the region's most desirable locations.

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.

From the moment you step through the front door, the home immediately gives a sense of warmth and contemporary style. The welcoming entrance hallway features attractive wood-look LVT flooring that flows seamlessly throughout the ground floor, creating a cohesive and modern finish. Off the hallway is a convenient downstairs WC complete with a window for natural light, pedestal wash hand basin, and WC. Stairs rise to the first floor, while a door leads through into the spacious main reception room.

The lounge is a bright and inviting living space, enhanced by a front-facing window allowing plenty of natural light to pour in. Neutrally decorated and thoughtfully designed, the room offers ample space for comfortable seating and family living, while a generous under-stairs storage cupboard provides excellent practicality.

To the rear of the property lies the impressive kitchen diner — undoubtedly the heart of the home. The kitchen is fitted with a stylish range of light-coloured shaker-style units paired with contrasting dark handles and complemented beautifully by wood-effect work surfaces and matching upstands. Integrated appliances include a full-height fridge freezer, dishwasher, washing machine, electric under-counter oven, four-ring ceramic hob with stainless steel splashback, and extractor hood above. A bowl-and-a-half sink is perfectly positioned beneath a window overlooking the rear garden, while the gas boiler is neatly concealed within a cupboard for a streamlined finish.

The dining area offers excellent space for a family dining table and chairs, creating an ideal setting for both everyday living and entertaining guests. French doors open directly onto the rear patio, effortlessly blending indoor and outdoor living and providing the perfect spot for alfresco dining during warmer months.

The first floor continues the home's immaculate presentation. The staircase and landing are comfortably carpeted, while all bedrooms benefit from durable and stylish LVT flooring.

The principal bedroom is a generously sized double room overlooking the front aspect and further benefits from its own modern en-suite shower room. Finished with contemporary grey embossed tiling, the en-suite comprises a WC, pedestal wash hand basin, corner shower cubicle, and a window providing natural ventilation and light.

Bedroom two is another spacious double room, ideal for guests, children, or additional family members, while bedroom three offers versatility as either a single bedroom, nursery, dressing room, or home office, as currently arranged.

Completing the accommodation is the contemporary family bathroom, fitted with a white suite including a panelled bath with glass shower screen and electric shower over, pedestal wash hand basin, and WC. Matching stylish tiling creates a cohesive and modern finish in keeping with the rest of the property.

Externally, the property continues to impress with its enclosed rear garden designed specifically for low-maintenance living. Predominantly gravelled with a generous patio seating area, pathway, and wooden garden shed, the garden provides an attractive and private outdoor retreat without the upkeep of extensive lawns. To the front, the property benefits from two allocated parking spaces.

Further benefits include mains gas, electric and water connections, gas central heating, double glazing, modern internal doors with chrome-effect handles, and the reassurance of a remaining builder's guarantee.

A superb opportunity to acquire a stylish, turnkey home in excellent condition throughout — early viewing is highly recommended.

Tenure: Freehold

EPC: B

Council Tax Band: B £2034.19

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#### 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 onward chain
- Three bedrooms
- Principal bedroom with en-suite shower room
- Spacious lounge
- Modern kitchen/dining room with integrated appliances
- Ground floor WC
- Contemporary neutral décor throughout
- Luxury vinyl tile flooring to principal rooms
- Two allocated parking spaces
- Enclosed low-maintenance rear garden
- Remainder of builder's warranty
- Popular coastal location

## Contact Us

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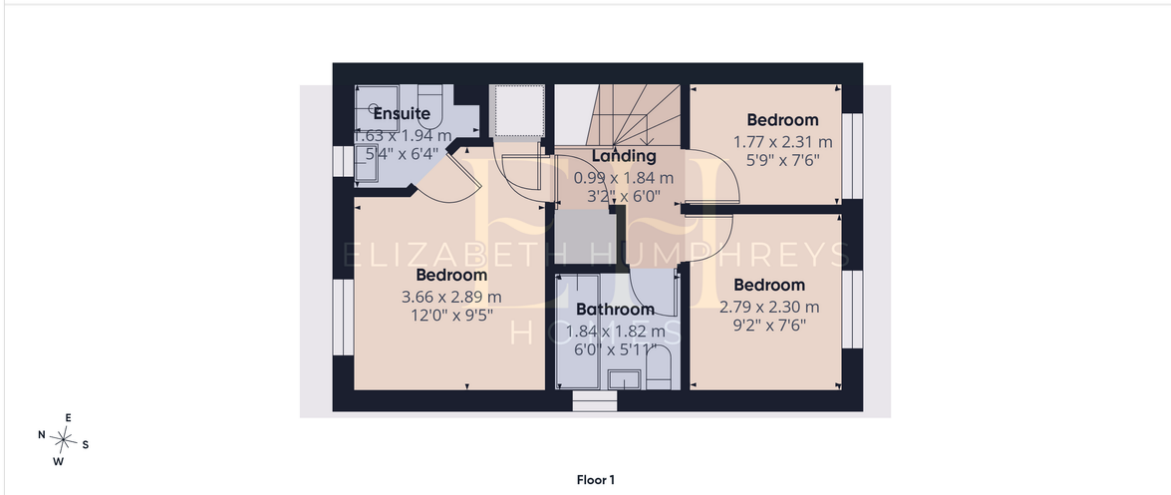
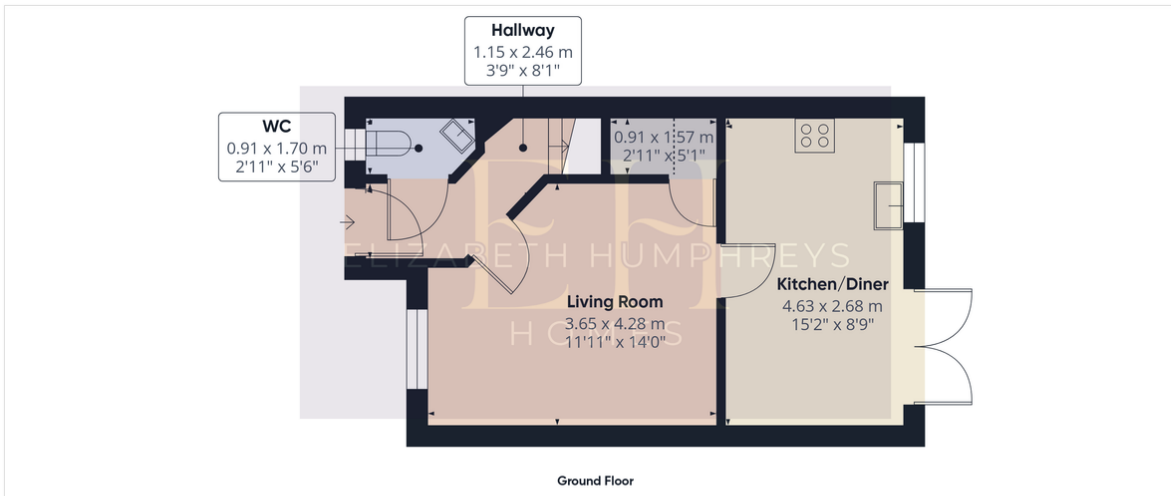
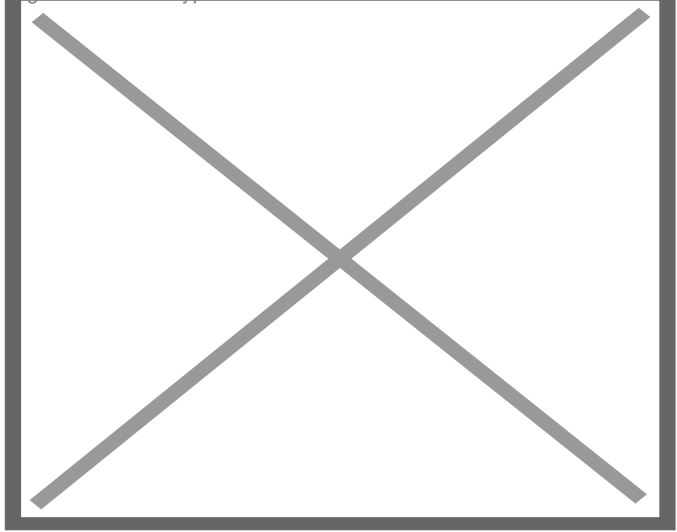


**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		97
(81-91) <b>B</b>	84	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	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) <b>A</b>		100
(81-91) <b>B</b>	87	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	



**Approximate total area<sup>(1)</sup>**  
 64 m<sup>2</sup>  
 689 ft<sup>2</sup>

**Reduced headroom**  
 0.8 m<sup>2</sup>  
 9 ft<sup>2</sup>

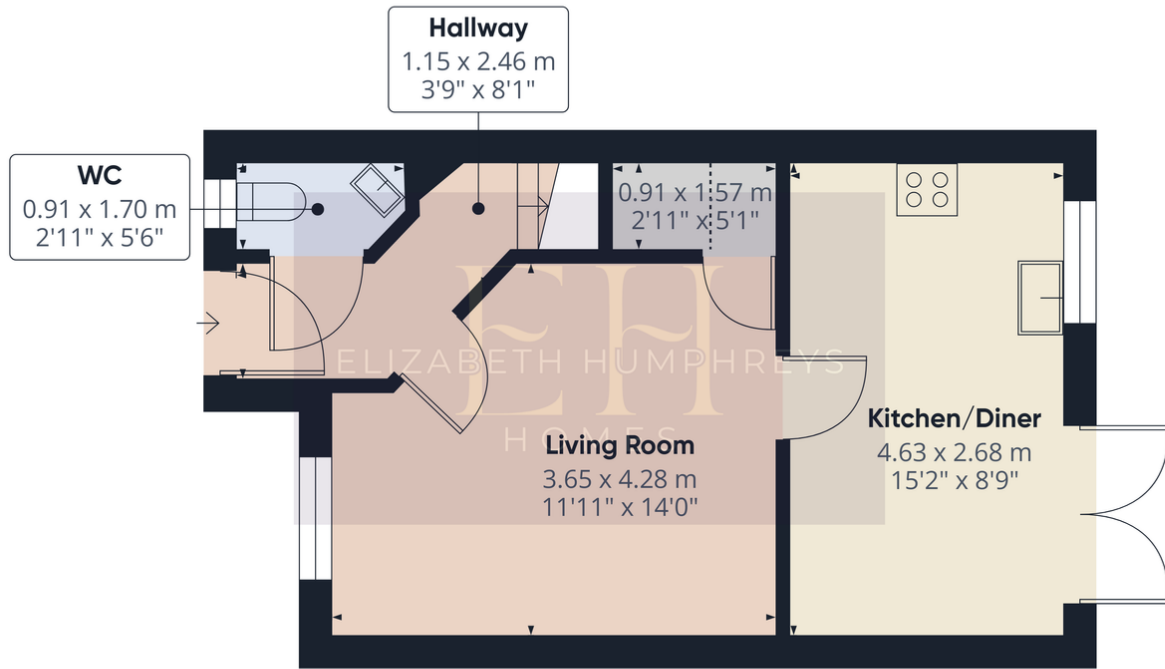
(1) Excluding balconies and terraces

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.

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**Approximate total area<sup>(1)</sup>**  
34.1 m<sup>2</sup>  
367 ft<sup>2</sup>

**Reduced headroom**  
0.8 m<sup>2</sup>  
9 ft<sup>2</sup>

(1) Excluding balconies and terraces

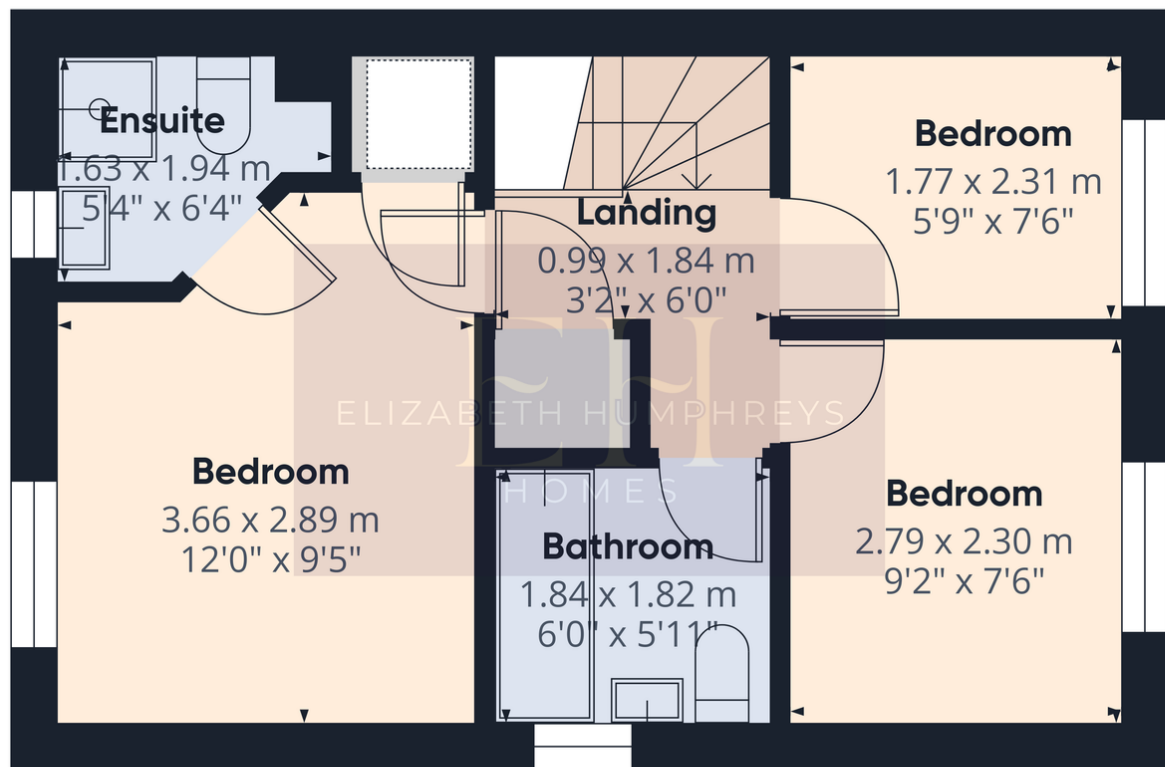
Reduced headroom  
..... Below 1.5 m/5 ft

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

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Ground Floor



**Approximate total area<sup>(1)</sup>**  
29.9 m<sup>2</sup>  
322 ft<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