

Pelican Road, Amble, Morpeth, Northumberland

Offers Over £300,000



Full Description

Beautifully Presented Four-Bedroom Detached Family Home | Corner Plot
| Garage & Utility Room | Open Views Towards the Nature Area

Elizabeth Humphreys Homes are delighted to bring to the market this well presented four-bedroom detached family home, occupying a superb corner position on the second phase of the popular Persimmon development in Amble. Enjoying an enviable setting overlooking the attractive nature area, with open views towards surrounding countryside, this impressive home offers spacious family accommodation, excellent privacy and a wonderfully light, contemporary interior.

Affectionately known as "The Friendliest Port", Amble is a thriving and increasingly sought-after coastal market town on the stunning Northumberland coastline. Combining traditional seaside charm with an excellent range of everyday amenities, it has become one of the county's most desirable places to call home.

The bustling town centre offers a superb selection of independent shops, cafés, restaurants, supermarkets, healthcare facilities and well-regarded schools, while the picturesque harbour and marina are home to the popular Harbour Village, featuring an array of retail pods showcasing local

food, drink, art and crafts.

Outdoor enthusiasts are spoilt for choice, with beautiful sandy beaches, scenic coastal walks and cycling routes all within easy reach. The nearby village of Warkworth, with its historic castle and riverside walks, is just a short distance away, while the spectacular Northumberland coastline and countryside provide endless opportunities for exploration.

Amble also benefits from excellent transport links, with convenient access to the A1068 and A1, making commuting to Alnwick, Morpeth, Newcastle upon Tyne and beyond straightforward. Mainline rail services are available from nearby Alnmouth, offering direct connections to Newcastle, Edinburgh and London.

Offering an enviable blend of coastal living, community spirit and modern convenience, Amble continues to attract buyers looking for a relaxed lifestyle in one of Northumberland's most attractive seaside towns.

Positioned on a generous corner plot, the property enjoys attractive landscaped gardens to the front, where colourful lavender borders complement the lawned garden and welcoming pathway leading to the composite entrance door. Unlike many modern developments, the outlook is particularly appealing, with the green area creating a pleasant open aspect and providing a greater sense of space between neighbouring homes.

Stepping inside, a welcoming entrance hall provides access to the principal ground floor accommodation, with a staircase rising to the first floor.

A versatile reception room to the front enjoys a dual-aspect outlook and offers flexibility to suit a variety of lifestyles. Currently utilised as a children's playroom, it would equally make an excellent snug, formal dining room, home office or music room.

The principal sitting room is a generously proportioned family space, beautifully presented and offering ample room for substantial furniture. A large front-facing window fills the room with natural light, creating a comfortable setting for both everyday family life and entertaining.

To the rear of the property lies the impressive open-plan kitchen and dining room, undoubtedly the heart of the home. Designed with modern family living in mind, the kitchen features a stylish range of contemporary matt white cabinetry complemented by dark stone-effect work surfaces and matching flooring. Integrated appliances include a double oven, induction hob with stainless steel splashback and extractor hood, together with an integrated dishwasher. There is ample space for a freestanding fridge freezer, while the L-shaped layout incorporates a practical breakfast bar, ideal for informal dining or socialising. A generous range of cupboards provides excellent storage throughout.

French doors open directly onto the rear garden, creating a seamless connection between indoor and outdoor living and allowing natural light to flood the space.

Leading from the kitchen is a highly practical utility room, fitted with matching cabinetry and work surfaces together with plumbing for a washing machine, space for a tumble dryer and additional appliance storage. The gas combi boiler is discreetly housed here, while a composite rear door provides direct garden access. A useful ground floor cloakroom completes the accommodation.

The first-floor landing offers excellent circulation space together with a useful built-in storage cupboard and loft access.

The principal bedroom is a spacious double room overlooking the rear garden and benefits from a comprehensive range of fitted mirrored wardrobes. The adjoining en-suite shower room is attractively appointed with a mains-fed rainfall shower, additional handheld attachment, pedestal wash hand basin, WC and contemporary tiling.

Bedroom two is another generous double room enjoying attractive views across the green area towards the surrounding countryside and neighbouring farmland.

Bedroom three is a further spacious double, benefiting from a dual-aspect outlook which fills the room with natural light throughout the day.

Bedroom four is a well-proportioned single bedroom, currently arranged as a home office and gaming room, making it ideal for modern family living or remote working.

The family bathroom is beautifully presented and fitted with a contemporary white suite comprising a panelled bath with electric rainfall shower and handheld attachment over, pedestal wash hand basin and WC. Stylish stone-effect tiling, a black heated towel rail and quality fittings complete this attractive space.

Externally, the enclosed rear garden has been designed for ease of maintenance, being predominantly laid to lawn with secure fencing throughout, making it ideal for children and pets. A pathway provides access to the rear gate and the detached garage.

A particular feature of the property is the larger-than-average garage, offering additional storage space alongside the parking area, together with power, lighting and useful loft storage above. The property's corner position and open outlook ensure an excellent degree of privacy, rarely found on modern developments.

Further benefits include UPVC double glazing, composite entrance doors, gas central heating, Plusnet fibre broadband, mains electricity, water and drainage. The homes also boasts a large solar PV array mounted on the roof, with attendant batteries for storing electricity generated during the day.

Occupying one of the most desirable positions within this popular development, this exceptional family home combines spacious, versatile accommodation with attractive open views and an excellent level of privacy, making it an outstanding choice for growing families.

Tenure: Freehold

Council Tax Band: D, £2,615.39 for the 2026/27 financial year

EPC: B

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Features

- Principal bedroom with fitted wardrobes and en-suite
- Two versatile reception rooms
- Contemporary kitchen/dining room with breakfast bar
- Separate utility room
- Ground floor cloakroom
- Open views towards surrounding countryside
- Larger-than-average detached garage with storage
- Secure rear garden
- Fibre broadband
- Walk to the beach

Contact Us

EH Homes

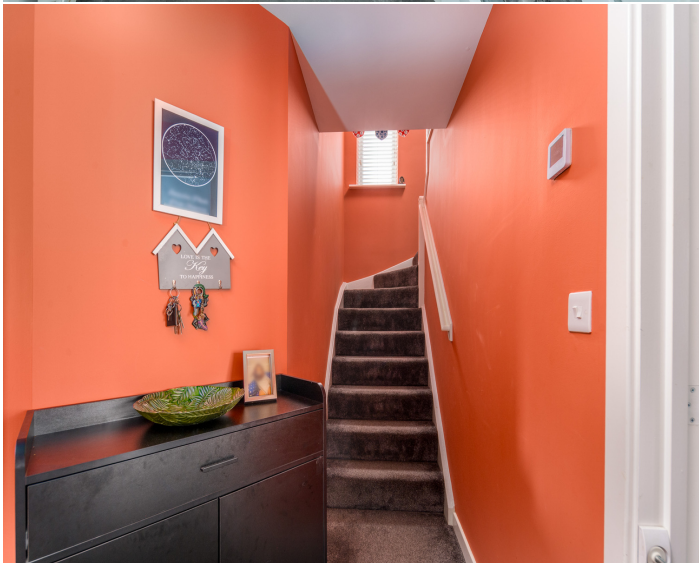
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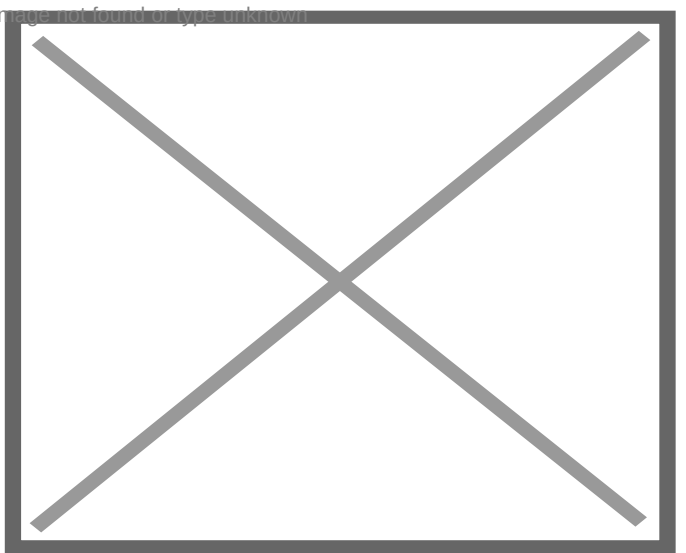


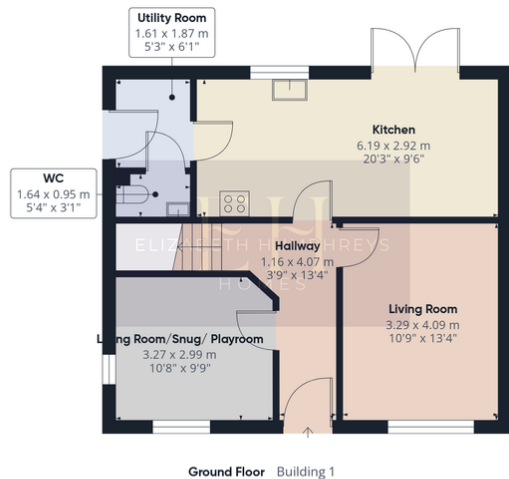




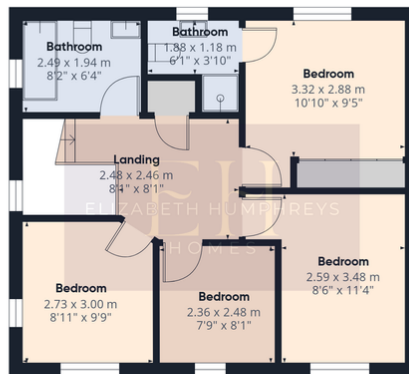
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		94
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 

Environmental (CO ₂) Impact Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England, Scotland & Wales		EU Directive 2002/91/EC 





Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

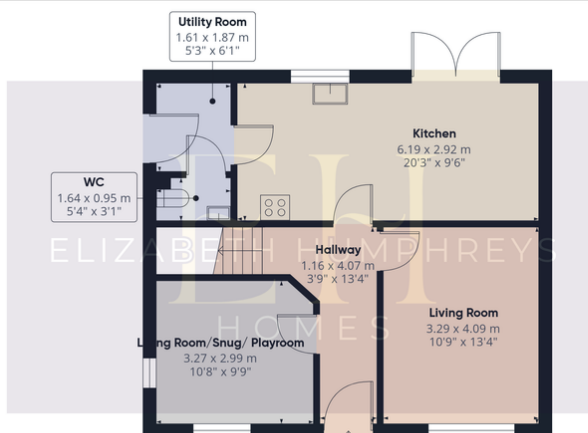


Approximate total area[®]
134.6 m²
1447 ft²

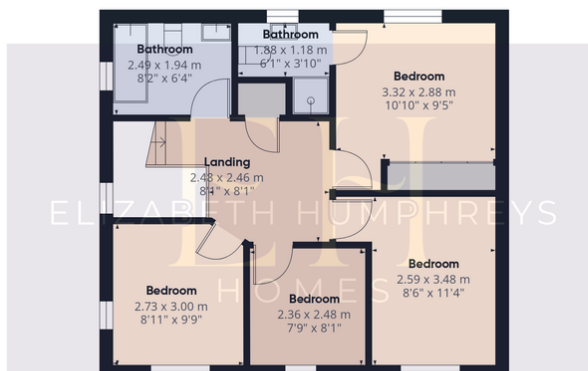
(1) Excluding balconies and terraces

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

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Ground Floor Building 1



Floor 1 Building 1



Approximate total area[®]
105.2 m²
1131 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.

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Approximate total area⁽¹⁾
55 m²
590 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.

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Approximate total area⁽¹⁾
50.2 m²
541 ft²

(1) Excluding balconies and terraces

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Utility Room

1.61 x 1.87 m
5'3" x 6'1"

WC

1.64 x 0.95 m
5'4" x 3'1"

Kitchen

6.19 x 2.92 m
20'3" x 9'6"

Hallway

1.16 x 4.07 m
3'9" x 13'4"

Living Room

3.29 x 4.09 m
10'9" x 13'4"

Living Room/Snug/ Playroom

3.27 x 2.99 m
10'8" x 9'9"



Ground Floor Building 1

Bathroom

1.88 x 1.18 m
6'1" x 3'10"

Bathroom

2.49 x 1.94 m
8'2" x 6'4"

Bedroom

3.32 x 2.88 m
10'10" x 9'5"

Landing

2.48 x 2.46 m
8'1" x 8'1"

Bedroom

2.59 x 3.48 m
8'6" x 11'4"

Bedroom

2.73 x 3.00 m
8'11" x 9'9"

Bedroom

2.36 x 2.48 m
7'9" x 8'1"



Floor 1 Building 1



Approximate total area⁽¹⁾

29.4 m²

316 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.

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Ground Floor Building 2