

Rivergreen, Amble, Morpeth, Northumberland

Offers Over £495,000



Full Description

A unique and delightful property ideally located between Amble and Warkworth boasting a gorgeous aspect both to the front and rear and offering light and spacious contemporary living. Elizabeth Humphreys Homes are delighted to welcome to the market this fabulous 4 bedroomed property featuring a sedum roof, low maintenance gardens, double glazed windows and doors, driveway parking for two cars leading to a large double garage with an electric door, gas central heating with zone control and all the other usual mains connections. This property, with the most magnificent lounge offering breath-taking marina and seaside views, is your perfect coastal retreat as a main home, second home or holiday accommodation.

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

is a beautiful village steeped in history offering the opportunity for a unique shopping experience. The village is home to a variety of tea-rooms and pubs and is located on the banks of the river Coquet which offers the most tranquil of walks taking in the scenery and wildlife along the way. The village also has a local Primary School. There is a regular bus service to Alnwick, Ashington, Blyth and Newcastle, and it is approximately 4.5 miles to the mainline rail station at Alnmouth.

Access is via a secure gated entry system which opens towards a central courtyard. The front door opens into a large internal hallway finished with engineered-oak flooring which works in harmony with the quality oak internal doors. The addition of polished chrome slimline switches and sockets adds further elegance. Stairs, with storage beneath, ascend to the first floor and various doors lead off one of which provides access to the garage which is a useful point of entry. The ground floor WC comprises a light toned wood-look vanity unit with a hand wash basin on top, a concealed cistern toilet with a push button behind, a chrome heated towel rail, a fitted mirror and an extractor fan.

With an attractively shaped ceiling and benefitting from floor to ceiling windows, the kitchen-diner is a beautiful and appealing room. There is plenty of space to sit and dine before doors which open into the central courtyard facilitating free flow of movement between indoor and outdoor living. The kitchen, with additional pantry cupboard, offers a good number of wall and base units with a wooden door complemented by a contrasting black granite work surface with a matching upstand along with a raised glass breakfast bar and wall integrated speakers. There is a fully integrated full-sized dishwasher, an AEG microwave and a bowl and a half stainless steel sink, dropped into the work surface with a drainer cut into the side, beneath a window which captures fabulous views towards the village of Warkworth. There is space for an American style fridge-freezer, a further appliance and a free-standing range cooker below a large splash back extending to a designer-looking stainless steel chimney style extractor fan above.

A door leads from the kitchen into a useful utility room which offers further wall and base units. There is a single bowl stainless steel sink, with a red splash back, incorporated into a granite effect work surface, space for a wine cooler and plumbing and space for a washing machine. The gas boiler is housed here for ease of access, and a door provides entry to a decked area at the rear of the property.

The ground floor double bedroom, which is dual aspect, benefits from en-suite facilities is a lovely light and bright room capturing views to the side and to the rear. This room comfortably accommodates a range of bedroom furniture and is finished with a grey Luxury Vinyl flooring which creates a sleek and stylish look. The en-suite comprises a round pedestal hand wash basin, a concealed cistern toilet with a push button behind, a corner shower cubicle, an electric shaver point and a fitted mirror. The space is finished with attractive tiling.

Taking the stairs to the first floor, the landing with a charming window allowing for natural light, opens out to three bedrooms, two bathrooms and a useful storage cupboard.

The principal bedroom is a large double room capturing stunning views across the braid to Amble Marina with the coast beyond. The deep windowsill offers the ideal space in which to sit and watch waves and Marina activity whilst enjoying a morning coffee and there are plenty of built-in wardrobes offering excellent storage potential. The en-suite, which has been newly fitted, comprises a shower with a wet room floor, glass walk behind screen and a water fall shower head and a separate shower head within, a heated towel rail and a concealed cistern toilet within a grey-coloured beach-wood look vanity unit with a hand wash basin on top. The grey wave embossed tiling to two walls and the natural grey stone tiling to the remaining walls creates a boutique hotel style look illuminated perfectly by the spotlights within the ceiling which also incorporates a speaker perfect for playing your favourite music.

Bedroom 2 is a spacious double room overlooking the rear of the property with views towards the majestic Warkworth Castle and the surrounding countryside. This room benefits from plenty of space to add storage options and a ceiling mounted speaker.

Bedroom 3 is a generously proportioned single room, currently utilised as a home office, benefiting from views over the Marina. The space is finished with engineered wood flooring.

The family bathroom is completed with sandy-coloured tiling in-keeping with the coastal theme. The suite comprises a deep wide bath, a white round hand wash basin, a concealed cistern toilet with a push button above, a wall mounted mirrored unit, a chrome heated towel rail and a ceiling speaker. The granite work surface is illuminated beautifully by natural light entering. This is another beautifully presented bathroom.

The stairs continue to the second floor which opens out to a breath-taking triple aspect lounge with a vaulted ceiling and engineered oak flooring. This magnificent room boasts French doors, with triangular windows to either side, which open to a Juliet balcony capturing views of the beach, the braid and the Marina. Opposite, taking advantage of views towards the village of Warkworth there are sliding doors which lead out to a paved balcony, with fitted outside lighting, where you can enjoy those stunning views whilst relaxing with family and friends. Between the 2 balconies there are floor to ceiling windows allowing natural light into this stunning room and integrated ceiling speakers.

The low maintenance rear garden, securely fenced to allow children and family pets to play safely, offers a unique and private space in which to relax after a busy day or after returning from a day exploring the outstanding areas of natural beauty. Decking extends the width of the property and offers the ideal space for alfresco dining and a couple of steps lead down to some artificial grass which provides an alternative place to sit. A gate leads out to the front of the property where you can walk the short distance to the centre of the vibrant town of Amble or in the opposite direction, along the river, to the picturesque village of Warkworth. All rooms have individual zone controlled heating via Honeywell EvoHome Controller or remote app.

Tenure: Freehold

Council Tax Band: E £3196.59

EPC: C

"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

- Lovely and light
- Sea views
- Marina views
- Coastal home
- Spacious living spaces
- Two ensuite bedrooms
- Utility room
- Double garage
- Walk to the beach and coastal trails
- Systemline Speakers throughout the house
- Ethernet cabling throughout

Contact Us

EH Homes

Casey Lodge Park Road,
Swarland
Morpeth
Northumberland
NE65 9JD

T: 01665 661170

E: info@eh-homes.co.uk





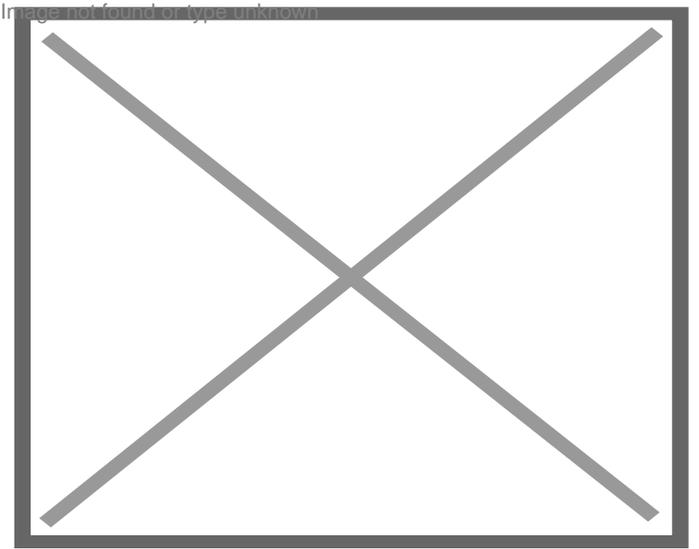














Ground Floor



Floor 1

Approximate total area⁽¹⁾
178.3 m²
1920 ft²



Floor 2



(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



Ground Floor

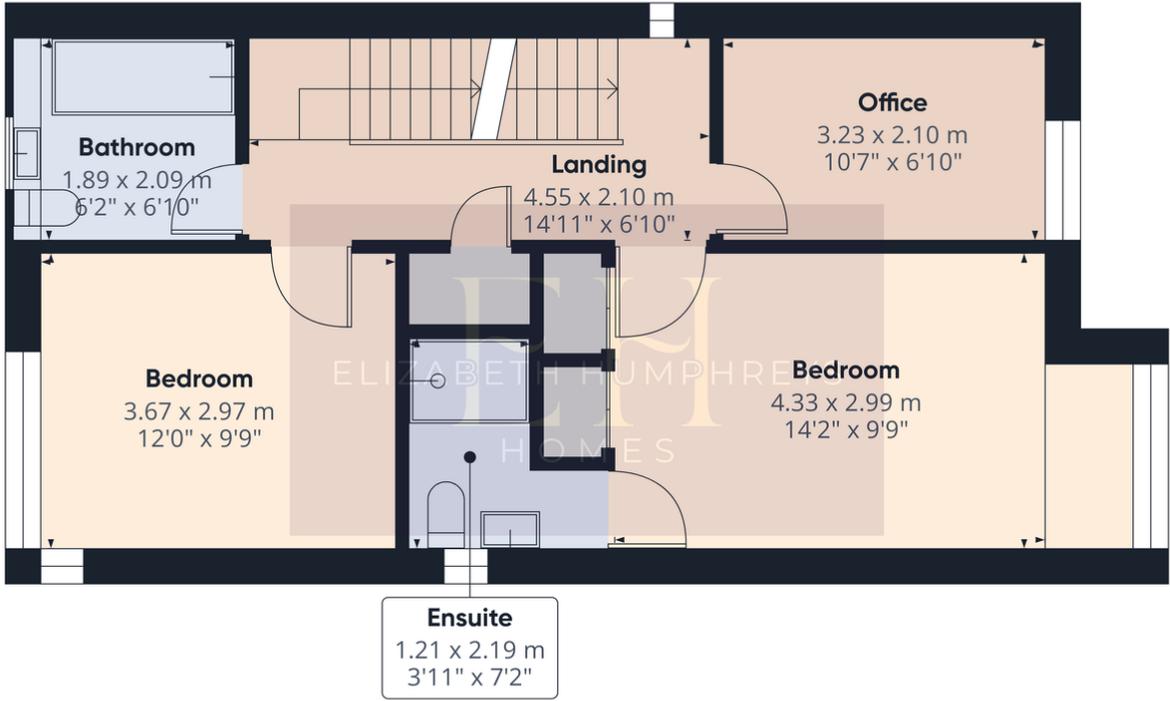


Approximate total area⁽¹⁾
94.5 m²
1018 ft²

(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



Approximate total area⁽¹⁾
48.9 m²
526 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 1



Approximate total area⁽¹⁾
34.9 m²
376 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