Robsons Way, Amble, Morpeth, Northumberland

Offers Over £325,000



Full Description

Robson's Way, Amble

A Spacious Four-Bedroom Family Home with Countryside and Distant Coastal Views

Occupying an appealing position towards the head of a quiet cul-de-sac within a popular residential development on the edge of Amble, this beautifully presented four-bedroom home offers generous, versatile accommodation, a substantial driveway and delightful open views across the surrounding countryside towards Warkworth and the coast.

With an attractive open-plan sitting and dining room, contemporary wood-burning stove, stylish Shaker kitchen and a particularly lovely conservatory overlooking the garden, this is a home designed for comfortable modern family living. The property also benefits from an integral garage which has been thoughtfully divided to provide practical storage and utility space, together with an EV charging connection point and driveway parking for approximately four vehicles.

An Attractive Arrival

Positioned towards the upper end of the cul-de-sac, where the road widens to provide turning space, the property enjoys a pleasant setting with a generous driveway to the front. An adjoining lawn with established shrubs and fencing softens the approach, while the driveway provides ample off-street parking. An EV charging point is positioned adjacent to the integral garage. An attractive open-sided storm porch, with block paving, quarry-tile detailing and an overhead light, provides a sheltered entrance. From here, a composite front door opens into the hallway.

The hallway is finished with contemporary plank-effect LVT flooring, with space for coats and shoes and a carpeted staircase rising directly to the first floor. Quality oak internal doors feature throughout the house, providing a smart and consistent finish.

Living and Dining

A door set at an angle from the hallway opens into the spacious sitting room, where an attractive bay window draws in plenty of natural light. This comfortable reception area offers generous space for sofas and accompanying furniture, with a wide archway creating an easy flow into the adjoining dining room.

The dining area provides a particularly inviting focal point in the form of a contemporary wood-burning stove, set upon a slate hearth with an exposed flue rising above. It is a stylish addition which brings warmth and atmosphere to the room.

Carpeting in the sitting room gives way to attractive wood-plank-effect LVT flooring through the dining space and onwards into the kitchen.

A fully glazed door, with additional glazing to either side, connects the dining room to the conservatory, allowing natural light to travel beautifully through the rear of the home.

A Wonderful Garden Room

The conservatory is a particularly appealing extension of the living accommodation and offers far greater versatility than a traditional occasional-use space. With a solid roof incorporating recessed spotlights, extensive surrounding glazing, a radiator and matching plank-effect flooring, it provides a bright and comfortable room for year-round enjoyment.

Currently arranged to accommodate both a home office and an additional sitting area, it could equally serve as a family room, reading space or somewhere to relax while enjoying the garden outlook.

Double French doors open directly onto the raised decking, creating a lovely connection between the house and its outside space.

A Stylish Coastal-Inspired Kitchen

The kitchen has been attractively finished in soft coastal blue, with Shaker-style base cabinets, aged-bronze cup handles and complementary neutral stone-effect worktops. Open industrial-style shelving and a wall-mounted

plate rack provide character and practical display space, while a range cooker with a five-burner hob and glass splashback creates an attractive focal point. A white single-bowl Franke sink, with stainless-steel mixer tap, sits beneath the rear-facing window, enjoying views across the garden and neighbouring fields. There is space and plumbing for an under-counter dishwasher, together with recessed ceiling lighting and a contemporary vertical radiator. The wood-plank-effect LVT flooring continues seamlessly from the dining room. A partially glazed rear door provides direct access to the garden. Additional practicality comes from a useful understairs cupboard, currently arranged as a pantry.

Leading from the kitchen is a downstairs cloakroom, decorated in complementary blue tones and comprising a close-coupled WC, wall-mounted wash basin, tiled splashback and side-facing window.

Integral Garage and Utility Space

The integral garage has been divided to create two useful storage areas.

The front section remains accessible through the garage shutter door, while the rear section is accessed internally from the kitchen and provides valuable utility and household storage space.

This area houses the boiler and consumer unit, with plumbing for a washing machine and space for additional appliances, including a tumble dryer and American-style fridge freezer.

First Floor

A carpeted staircase rises to an attractive U-shaped landing, with quality oak doors leading to the four bedrooms, family bathroom and airing cupboard. There is also access to the loft.

Principal Bedroom

The principal bedroom is a generous double overlooking the front of the property and the peaceful cul-de-sac. A particularly useful feature is the fitted double-door wardrobe cupboard, incorporating shelving and hanging space, allowing the room to remain uncluttered by freestanding storage furniture.

The bedroom also benefits from its own en-suite shower room, comprising a quadrant shower enclosure with an electric shower and practical wall panelling, a pedestal wash basin and close-coupled WC. Half-height tiling, a contemporary vertical radiator, neutral vinyl flooring and a front-facing window complete the space.

The second bedroom is another well-proportioned double, also overlooking the front of the house. Two fitted storage cupboards provide excellent wardrobe space, with shelving and hanging provision, leaving plenty of flexibility for additional bedroom furniture.

The third bedroom is a comfortable single, enjoying an attractive outlook over the fields to the rear of the property, with distant views towards the sea. There is room for a single bed and additional furniture, such as a

desk, making this an appealing child's bedroom or home office.

The fourth bedroom is an attractive L-shaped single room, offering space for a bed and accompanying furniture. Its layout also lends itself to use as a nursery, dressing room or dedicated workspace, depending on a purchaser's requirements.

All four bedrooms and the landing are carpeted.

The family bathroom is fitted with a panelled bath with a seated area, a pedestal wash basin and close-coupled WC. Half-height tiling, a heated towel radiator, neutral vinyl flooring and a rear-facing window complete the room.

A separate airing cupboard, accessed from the landing, houses the hot water cylinder and benefits from additional shelving for linen and household storage.

Gardens and Outside Space

The rear garden provides a wonderful extension of the living accommodation, with an extensive raised decking area accessible from both the kitchen and the conservatory. This generous terrace offers plenty of room for outdoor dining, seating and entertaining, while enjoying the open aspect towards the surrounding countryside. The garden is arranged over two levels, with steps leading down from the decking to a lawned area below. Pathways extend along both sides of the property. One leads to a full-height gate providing access to the front, while the other gives access to a useful sentry-box-style storage shed.

The rear-facing upstairs windows enjoy particularly appealing views across the neighbouring fields towards Warkworth, with distant glimpses of the Northumberland coastline and sea.

Location and Lifestyle

Robson's Way forms part of a popular residential development on the edge of Amble, offering a pleasant balance between peaceful family living and convenient access to the town.

Set on the beautiful Northumberland coast, Amble is a thriving harbour town with a wonderfully welcoming atmosphere, proudly known as The Friendliest Port. Combining a traditional working harbour with an increasingly vibrant food, shopping and leisure scene, it has become one of the area's most appealing places to enjoy coastal life.
The harbour is very much at the heart of the town. Fishing boats, pleasure craft and the distinctive Harbour Village create a lively waterfront, with independent traders, cafés and places to eat and drink. Amble also has an excellent selection of independent shops and everyday amenities, together with a large Morrisons supermarket, making day-to-day life particularly convenient.

For those who love being outdoors, the coastline is quite literally on the doorstep. Little Shore beach sits beside the harbour, while beautiful stretches of sandy coastline, coastal paths and wonderful walks can be

found nearby. The picturesque village of Warkworth, with its magnificent castle and beach, is only a short distance away, and the wider Northumberland Heritage Coast is easily explored from here.

Amble is also well connected by regular bus services to surrounding towns and villages, including Alnwick, Warkworth and Morpeth, while road links make travelling throughout Northumberland straightforward.
With its bustling harbour, beaches, independent businesses, useful everyday amenities and strong sense of community, Amble offers a fabulous coastal lifestyle – a friendly, characterful town where the sea is never far away.
A Superb Family Home

With four bedrooms, two bathrooms plus a downstairs cloakroom, generous interconnected reception space, a year-round conservatory, substantial driveway parking and a versatile integral garage arrangement, this is a particularly practical family home in a desirable setting.

The addition of a contemporary wood-burning stove, stylish coastal-inspired kitchen and lovely countryside outlook gives the property a welcoming atmosphere, while its position towards the head of the cul-de-sac offers an attractive setting for family life.

Further benefits include double glazing, gas central heating, broadband connectivity and an EV charging connection point.

Tenure: Freehold
Council Tax Band: D £2615.39
EPC: C

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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

- Spacious four-bedroom family home in a popular Amble development
- Quiet cul-de-sac position with far-reaching countryside and distant sea views
- Substantial driveway providing off-street parking for approximately four cars
- EV charging connection point and divided integral garage with utility/storage space
- Open-plan sitting and dining room with contemporary wood-burning stove
- Attractive coastal-blue Shaker kitchen with range cooker
- Versatile, year-round conservatory with solid roof and French doors to the garden
- Principal double bedroom with fitted storage and en-suite shower room
- Three further bedrooms, family bathroom and ground-floor cloakroom
- Split-level rear garden with extensive decking, lawn and side access

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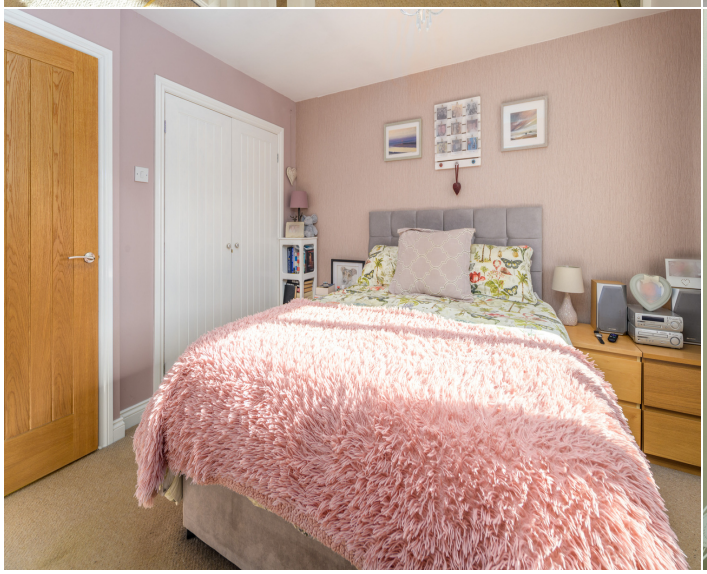

















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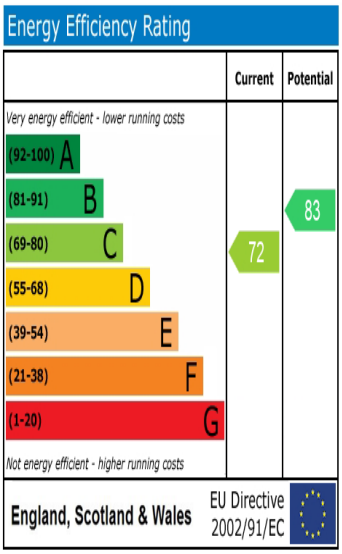












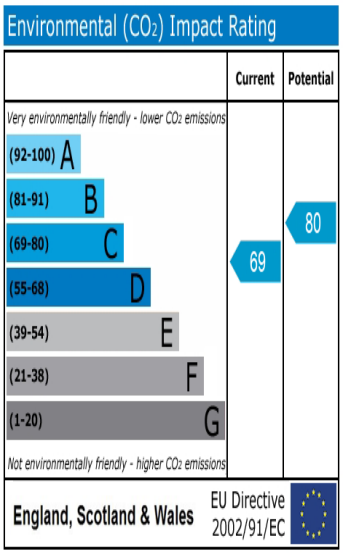
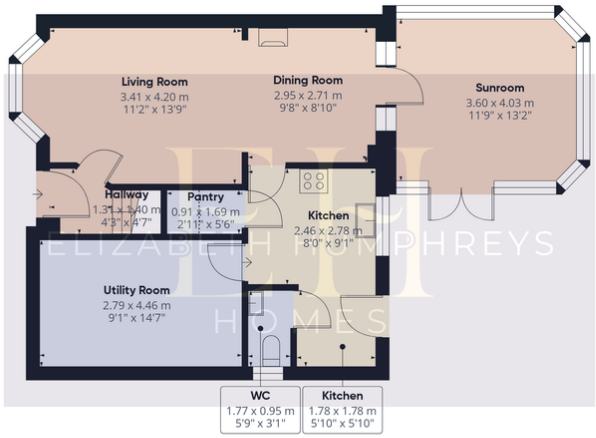
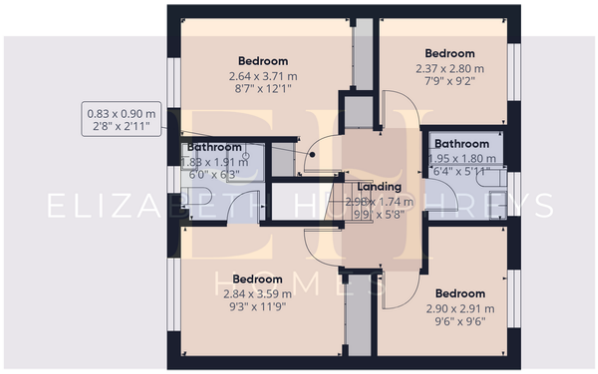


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Ground Floor



Floor 1

Approximate total area(1)
117.7 m²
1267 ft²

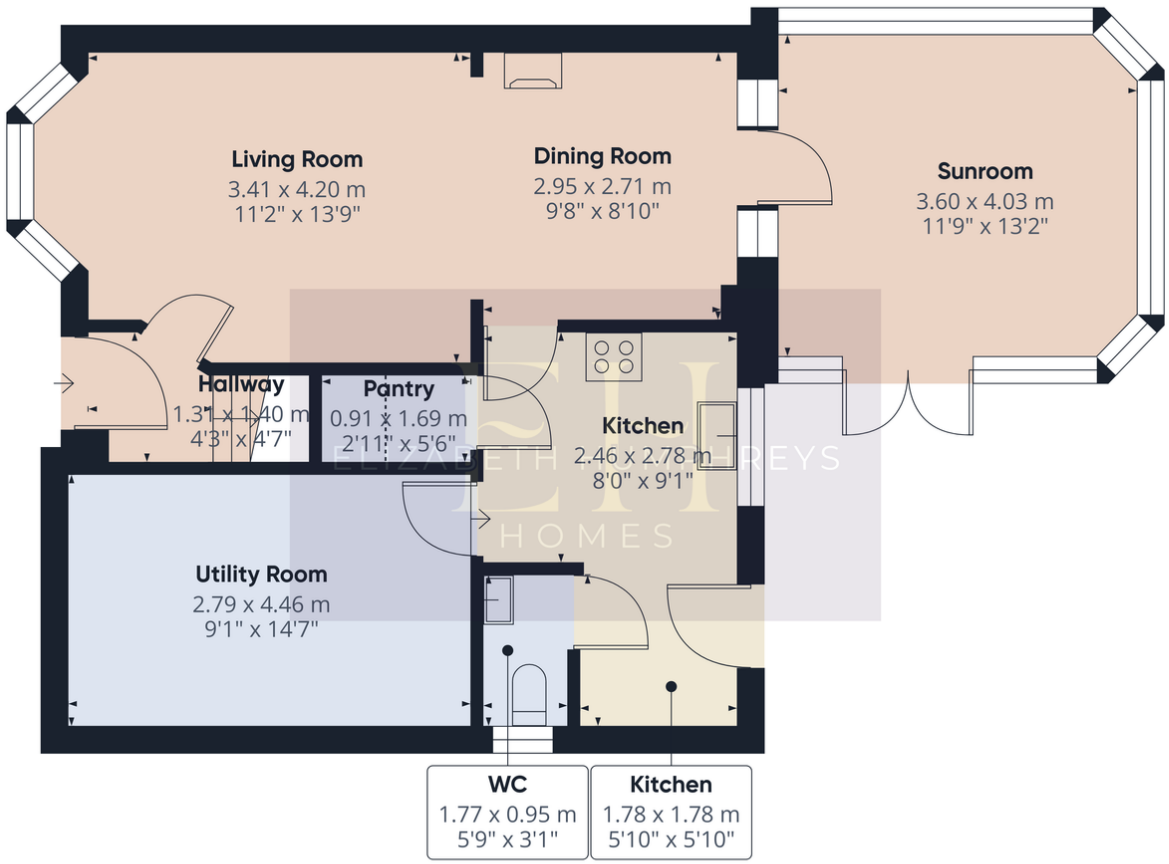
Reduced headroom
0.6 m²
7 ft²

(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.

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Ground Floor

Approximate total area(1)
68.8 m²
739 ft²

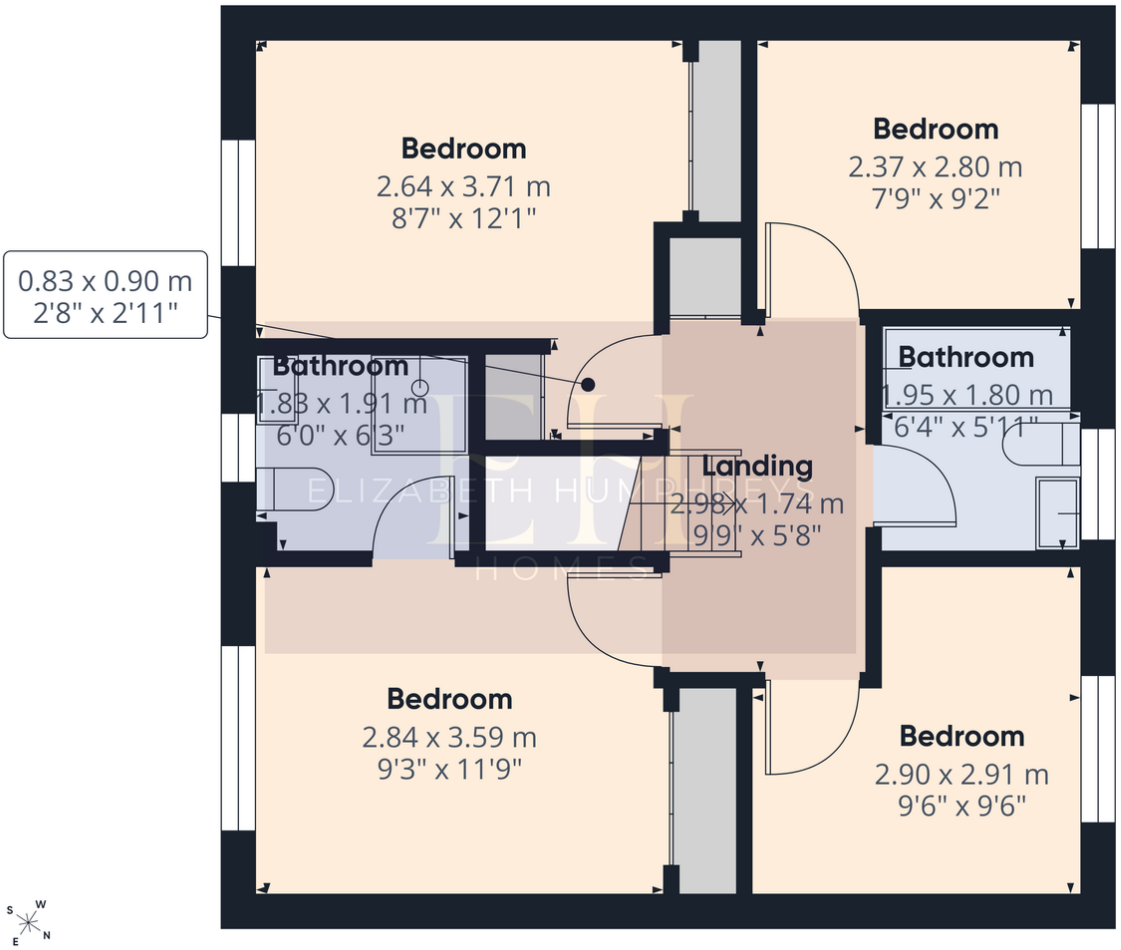
Reduced headroom
0.6 m²
7 ft²

(1) Excluding balconies and terraces

Reduced headroom
Below 1.5 m/5 ft

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Floor 1

Approximate total area(1)

48.9 m²

528 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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