

Southmead, Amble, Morpeth, Northumberland

Offers Over £300,000



Full Description

A desirable family friendly home offering stylish light and bright living and benefitting from a larger than usual plot located in the popular town of Amble. Elizabeth Humphreys Homes are delighted to welcome to the market this charming 3 bedrooomed property featuring double driveway parking, attractive front and rear gardens, super-fast fibre connection, uPVC windows and composite doors, gas central heating and all the other usual mains connections.

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 garden offers a pleasant welcome as the front door opens into an internal hallway, finished with Amtico wood-look flooring which extends throughout most of the ground floor creating a seamless transition between the different spaces. Various doors lead off and the attractive stairs, with storage beneath, ascend to the first floor.

The ground floor WC is a superb asset as it negates the need to continually frequent the upstairs facilities. The suite comprises a concealed cistern toilet with a push button behind within a grey high gloss unit which extends to incorporate a vanity hand wash basin dropped into a granite work surface. A window allows for natural light and there is space to offer cloaks storage.

Located to the rear of the property, the kitchen offers a good number of grey high gloss wall and white high gloss base units complemented by a contrasting dark sparkly work surface and black brick style splash back tiling all of which create a stunning effect. In terms of fitted equipment, there is a four burner AEG gas hob beneath a Zanussi chimney style extractor fan and stainless-steel splash back, a single bowl stainless steel sink beneath a large window taking advantage of uninterrupted views over the rear garden, an eye level NEFF double oven and an AEG full sized dishwasher. Additional lighting is by way of ceiling spotlights and subtle bench lighting.

A door leads off into the utility room which offers further wall and base units matching those of the kitchen creating a seamless flow between the two spaces. There is plenty of space for a free-standing American style fridge-freezer. A half-glazed door provides external access to the rear garden and a further door opens into a beneficial laundry space, with grey washed wood-look flooring, which houses the gas boiler for ease of access and offers plumbing and space for a washing machine and space for a tumble dryer and a further appliance. A door leads from here into the garage, with roller shutter door, in which there is additional storage space.

The lounge-diner leads from the kitchen and is a gloriously light and bright room. There is plenty of room to sit and dine before sliding patio doors which lead into the rear garden ideal for free flow of movement between indoor and outdoor living. The dining end blends, beneath a square archway, into the lounge where a further window allows more natural light to circulate illuminating the space beautifully. A central electric fireplace with a marble-look back and hearth with a wooden surround forms an attractive focal point enticing you to relax before it with family and friends whilst exchanging stories of the day.

Taking the stairs to the first floor, the landing opens out to three bedrooms, two bathrooms and a cupboard which offers useful storage. Access to a partially boarded loft with a drop-down ladder is available.

The principal bedroom is a large double room. This light and bright room offers excellent sliding door storage with a central mirrored panel. The en-suite, finished with stone-look grey wet walling, comprises a shower cubicle with a water fall shower head and a separate shower head within behind a bi-fold glass door, a chrome heated towel rail and a satin grey vanity unit housing a concealed cistern toilet with a push button and a hand wash basin on top with a wall mounted mirror above: a wonderful

addition to this glorious principal bedroom.

Bedroom 2 is a spacious double room with a window overlooking the front of the property. There is plenty of space for a range of bedroom furniture within this bright and restful room.

Bedroom 3 is a generously proportioned single room which could accommodate a double bed if you so wished. A window takes advantage of views to the front of the property. This room is currently utilised as a home office/gym: another pleasant and relaxing space.

The family bathroom, with vinyl wood-look flooring and slate-look wet walling, is spacious and well-presented. The vanity unit houses a concealed cistern toilet with a push button behind and extends to a incorporate a hand wash basin with an attractive tap above. There is a white bath with a shower over behind a glass screen and a chrome heated towel rail ensures added comfort. A large window allows for natural light.

The rear garden is your oasis of peace and tranquillity. The patio, which is accessed from the lounge-diner, offers the perfect place to entertain family and friends during the warm summer months and a further patio at the foot of the garden presents an alternative place to sit and catch the sun throughout the day. The lawn is framed by raised beds and the garden is securely fenced to allow children and family pets to play safely.

Tenure: Freehold

EPC: D

Council Tax Band: Band C £2214.69 25/26 financial year

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

- Desirable family friendly home
- Double driveway
- Within walking distance to all amenities
- Front and rear gardens
- Sought after location
- Good bus routes
- Good size plot

Contact Us

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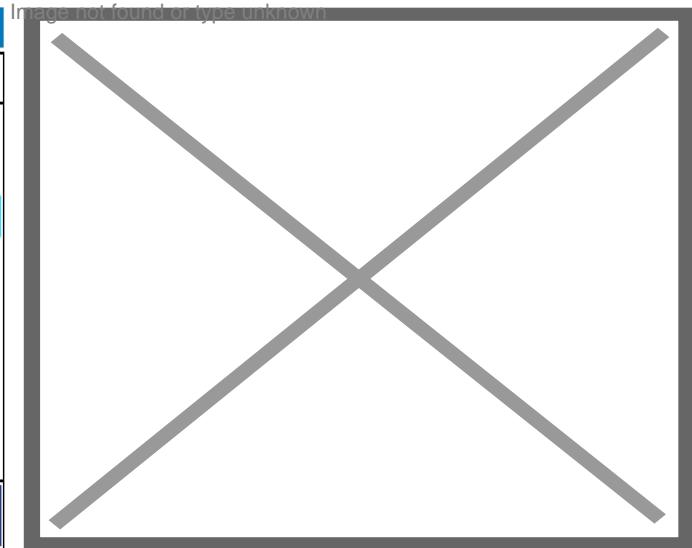


Energy Efficiency Rating

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

Environmental (CO₂) Impact Rating

	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	





(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.

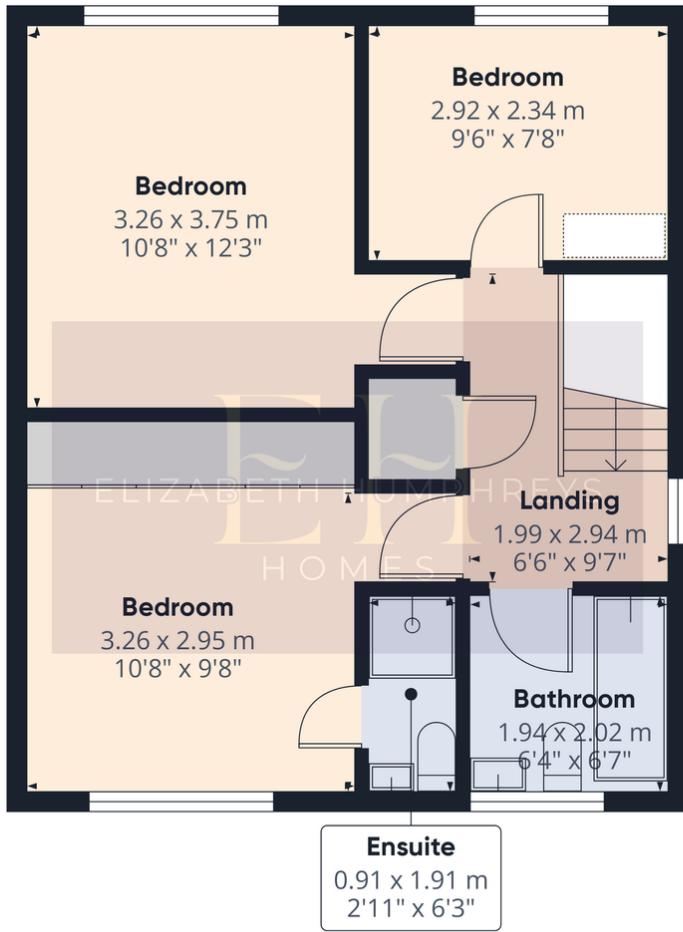
GIRAFFE 360



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 Approximate total area⁽¹⁾

 42.1 m²

 453 ft²

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Floor 1