

The Close, Amble, Morpeth, Northumberland

Offers Over £255,000



Full Description

An immaculately presented family friendly home offering stylish light and bright living located in the most sought-after residential area of Amble. Elizabeth Humphreys Homes are proud to welcome to the market this gorgeous 3 bedroomed semi-detached property featuring superbly well-manicured front and rear gardens, plenty of resin driveway parking, uPVC windows and composite doors, gas central heating and all the other usual mains connections. This extended property oozes kerb appeal and has been incredibly well looked after and the décor within is outstanding.

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.

A composite front door opens into an internal porch which is lovely and light and bright. There is useful space to hang coats and store shoes. A wood and glass door opens into the extended part of the property which is a superb open plan living room with a large window overlooking the front capturing pleasant views of the garden in addition to allowing a wealth of natural light to circulate. The room boasts an incredibly stylish media wall incorporating an electric feature fireplace, space to house a television above, six niches to display photographs or ornaments and storage cupboards beneath. Wood-look flooring completes the look and extends throughout most of the ground floor creating a seamless transition between the different spaces. An archway opens into the dining room which incorporates the stairs, with storage beneath, ascending to the first floor. This is a beautiful architecturally designed room allowing plenty of space to accommodate a dining table and accompanying chairs before a pair of sliding doors which open into a superb garden room. Hexagonal in shape and with a solid roof, this room can be utilised during every season and is a wonderful additional living space. A door opens out into the glorious rear garden creating a seamless transition between indoor and outdoor living.

The kitchen offers a good number of wall and base units with a shaker style door complemented by a contrasting granite-effect work surface with white splash back tiling. There is a four-burner induction hob beneath an extractor fan, an under-bench BOSCH fan oven and a black bowl and a half astracast sink with a drainer to the side beneath a window providing uninterrupted views over the landscaped rear garden. There is space for a full-sized free-standing dishwasher, full-sized fridge freezer and plumbing and space for a washing machine.

Taking the stairs to the first floor, the landing opens out to three bedrooms and the family bathroom. Loft storage is available via a drop-down ladder. The bedrooms are all finished with hard wood flooring while the bathroom is completed with stylish grey floor tiles.

The principal bedroom, with en-suite facilities, is a good-sized double with a window taking advantage of the beautiful rear garden views. This room offers plenty of built in wardrobe storage. The en-suite comprises a corner shower cubicle with a single shower head within, a close coupled toilet with a push button, a pedestal wash hand basin and a radiator ensures added comfort. The space is finished with slate grey floor tiles which work in harmony with the white tiling adorning the walls creating a crisp and fresh look illuminated by natural light entering.

Bedroom 2 is a large double room with a window overlooking the front of the property. There are two sets of built in wardrobes.

Bedroom 3 is a spacious single which could incorporate a three-quarter sized bed if you so wished. With a window to the front, this is another beautifully presented and restful room.

The family bathroom is to the rear and comprises a white bath, a close coupled toilet with a push button behind and a large, winged sink on top of a high gloss vanity unit with a mirrored cupboard above. The white tiling with a sparkly glass mosaic completes the room beautifully. The airing cupboard, housing the hot water cylinder offers further storage.

The property continues to impress with the glorious and idyllic outside space. Natural stone paving extends the width of the property and is the ideal space in which you enjoy al fresco dining with family and friends during the warm summer months. The well-manicured lawn, punctuated with stepping stones and raised borders, forms a stunning back drop which you can enjoy whilst relaxing under the pergola at the foot of the garden or from one of the gravelled sitting areas. Other amenities include a tap and electric points. The space is securely fenced to allow children and family pets to play safely and there is the addition of a garden shed which allows the tidy storage of garden accessories.

Tenure: Freehold

Council Tax Band: C £2324.79

EPC: Ordered

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

- Garage conversion creating a spacious light living area
- Landscaped gardens
- Resin driveway
- Ensuite
- Very well presented
- Sought after coastal location
- A must see home
- Garden room

Contact Us

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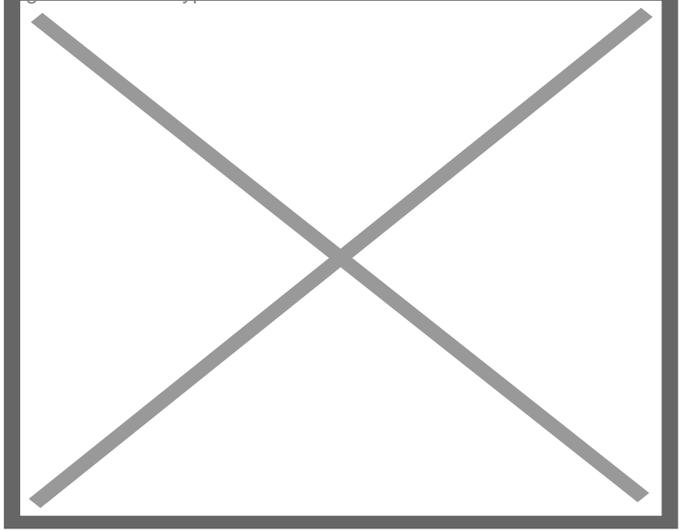




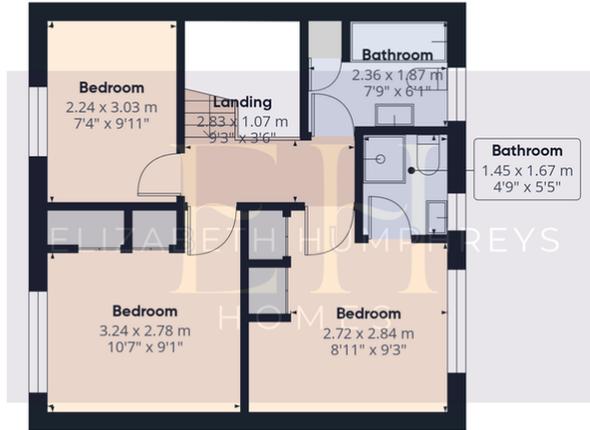








Ground Floor



Floor 1



Approximate total area⁽¹⁾

92.3 m²
991 ft²

Reduced headroom

1.9 m²
21 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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Approximate total area⁽¹⁾

54.6 m²
587 ft²

Reduced headroom

1.9 m²
21 ft²

(1) Excluding balconies and terraces

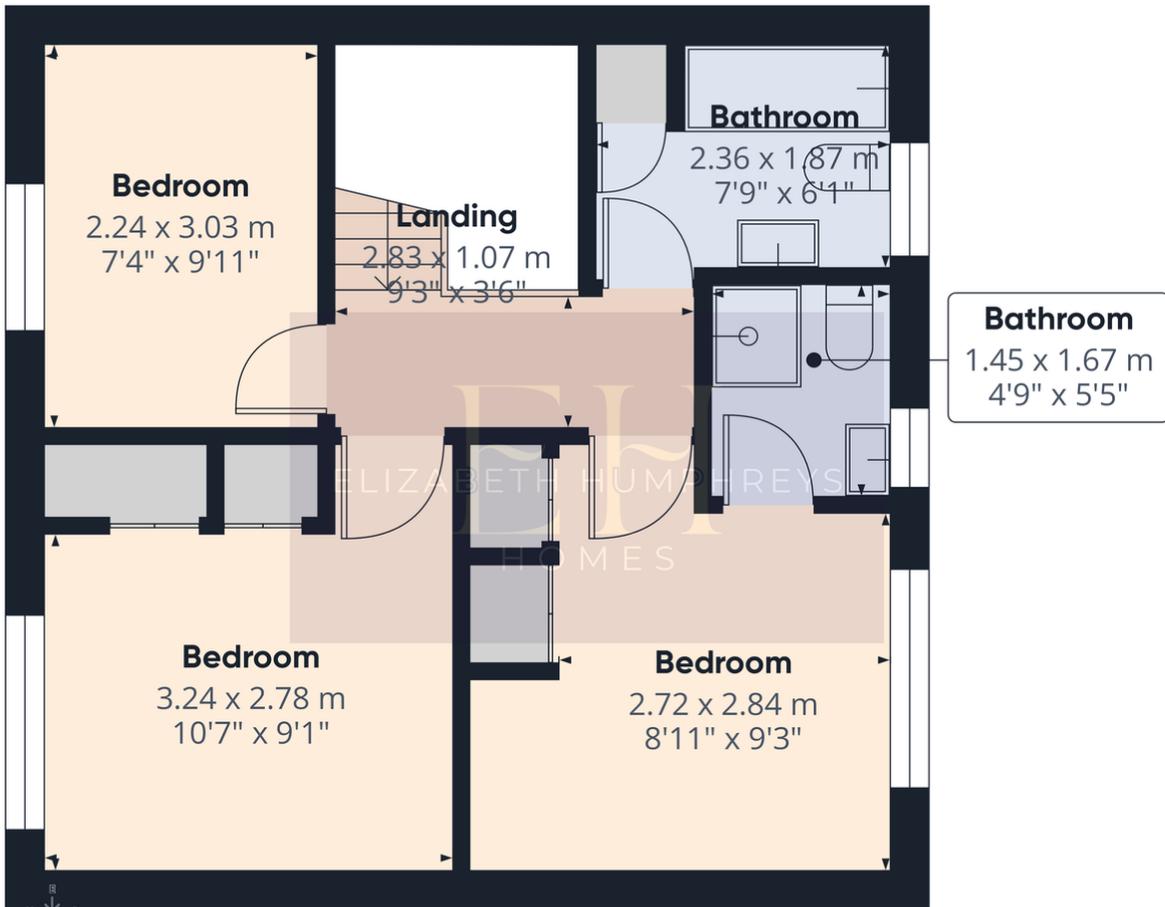
Reduced headroom
..... Below 1.5 m/5 ft

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⁾

37.7 m²
404 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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Floor 1