

The Close, Amble, Morpeth, Northumberland

£280,000



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 detached property featuring superbly well-manicured front and rear gardens, plenty of driveway parking leading to a single garage with an electric roller shutter door, uPVC windows and composite doors, gas central heating and all the other usual mains connections. This property has been incredibly well looked after.

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 composite front door opens into a useful entrance porch, with a solid wood floor, which offers space to store coats and shoes and such like. A door from here opens into the garage which is hugely beneficial. The garage, with concrete floor, presents further storage in addition to space and plumbing for a tumble dryer and space for another appliance.

Wonderfully light and bright and with coving adding appeal, the beautifully presented lounge is a welcoming room. The quality solid wood flooring furnishing this comfortable room extends throughout most of the ground floor creating a seamless transition between the different spaces.

The kitchen-diner is a sociable and airy room with plenty of space to sit and dine or, as at present, use as an additional living space. Stairs lead to the first floor and a door opens to a garden room to the rear of the property. The kitchen offers a good number of wall and base units with a white high gloss door complemented by an anthracite-coloured work surface and beautiful mosaic splash back tiling. In terms of fully integrated equipment, there is a full-size fridge freezer, a washing machine, a slimline dishwasher, an electric NEFF under bench oven, a NEFF microwave, a four-burner gas hob beneath a chimney style extractor fan and a single bowl stainless steel sink below a window overlooking the glorious rear garden. Bench lighting adds further lighting. A uPVC door opens onto a patio which is ideal for al fresco dining and entertaining family and friends.

From the dining end of the kitchen, a wood and glass door opens into a garden room, currently used as a dining room, which takes full advantage of the natural light and pleasing views with its many windows. A solid roof, with ceiling spotlights, means this room is comfortably enjoyed throughout the seasons. A door opens into the garden and an electric heater ensures added comfort whilst you appreciate the pleasant views.

Taking the stairs to the first floor and passing a window on the half landing allowing for natural light, the main landing opens out to three bedrooms and two bathrooms. Loft access, with an insulated loft hatch, is available.

The primary bedroom is a large double room with a window overlooking the rear garden. Bathed in natural light, this is an incredibly restful room. The en-suite, with vinyl type flooring, comprises a corner shower cubicle with a water fall shower head and a separate shower head within, a dark wood look vanity unit with a sink on top, a concealed cistern toilet with a push button and a wall mounted cabinet with an electric mirror. The room offers wet walling within the shower and full height tiling to all the walls creating a designer look. There is a low maintenance ceiling with spotlights and a window allowing for natural light.

Bedroom 2 is a spacious double room located to the front of the property. There are lovely fitted wardrobes.

Bedroom 3 is a generously proportioned single room taking advantage of views to the front. Another neutrally decorated room allowing the easy addition of accent colour should you so wish. This room is used by the owners as both a dressing room and home office.

The recently replaced family bathroom comprises a white bath with shower taps over, a cabinet with an illuminated mirror perfect for the neat storage

of bathroom accessories, an extractor fan, a light wood vanity unit incorporating the hand wash basin extending further to include the concealed cistern toilet with a push button and a chrome heated towel rail ensures added comfort. Superior tile effect wet walling completes this space attractively. There is a low maintenance ceiling with spotlights which enhance the natural light entering and a cupboard in the corner houses the Baxi gas boiler for ease of access.

The rear garden is stunning and has been superbly well-maintained. There is useful access from either side of the property and a garden shed offers excellent storage potential. Well stocked cottage style borders frame the central lawn and the addition of mature shrubs and plants add definition creating a lovely view which can be enjoyed from many of the principle living spaces.

Tenure: Freehold
Council tax band: C £2214.69
EPC: C

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

- Very well presented
- Ensuite
- Garage
- Garden
- Conservatory
- Driveway parking

Contact Us

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Energy Efficiency Rating

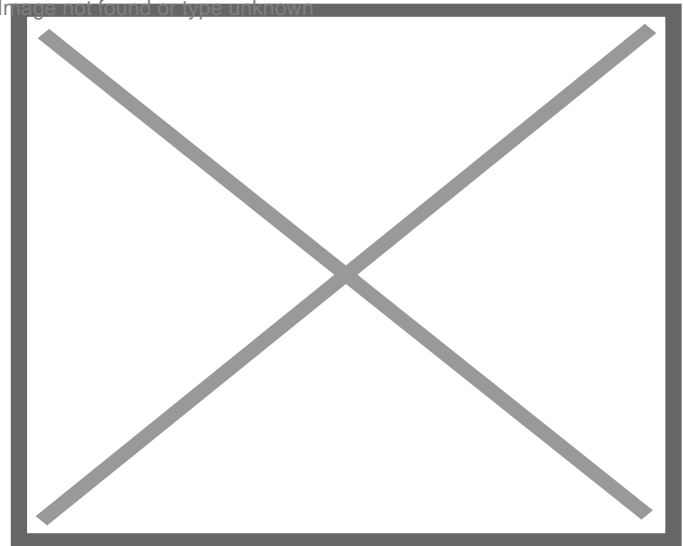
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

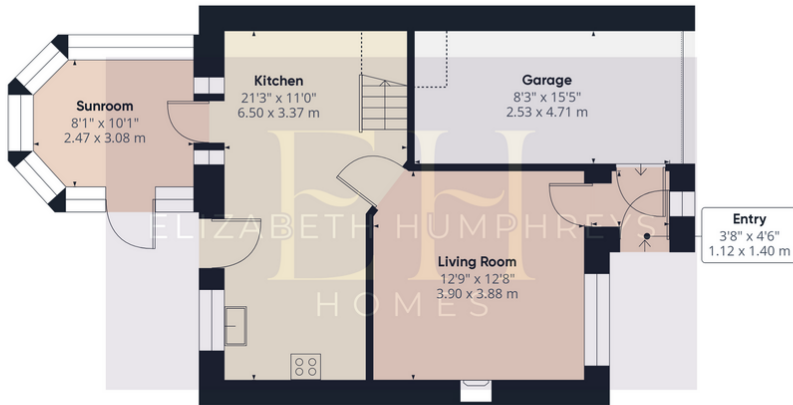
70

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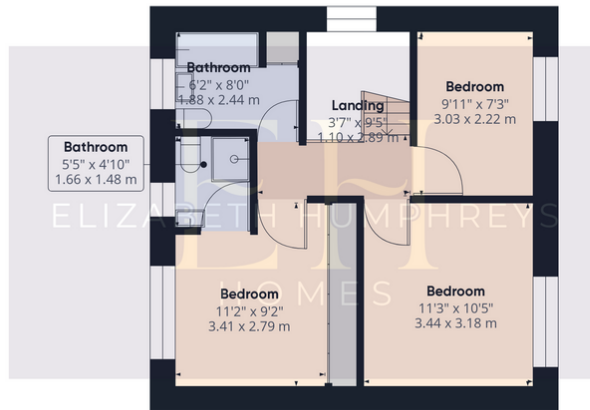
England, Scotland & Wales

EU Directive
2002/91/EC





Ground Floor



Floor 1



Approximate total area⁽¹⁾

1019.24 ft²
94.69 m²

Reduced headroom

23.59 ft²
2.19 m²

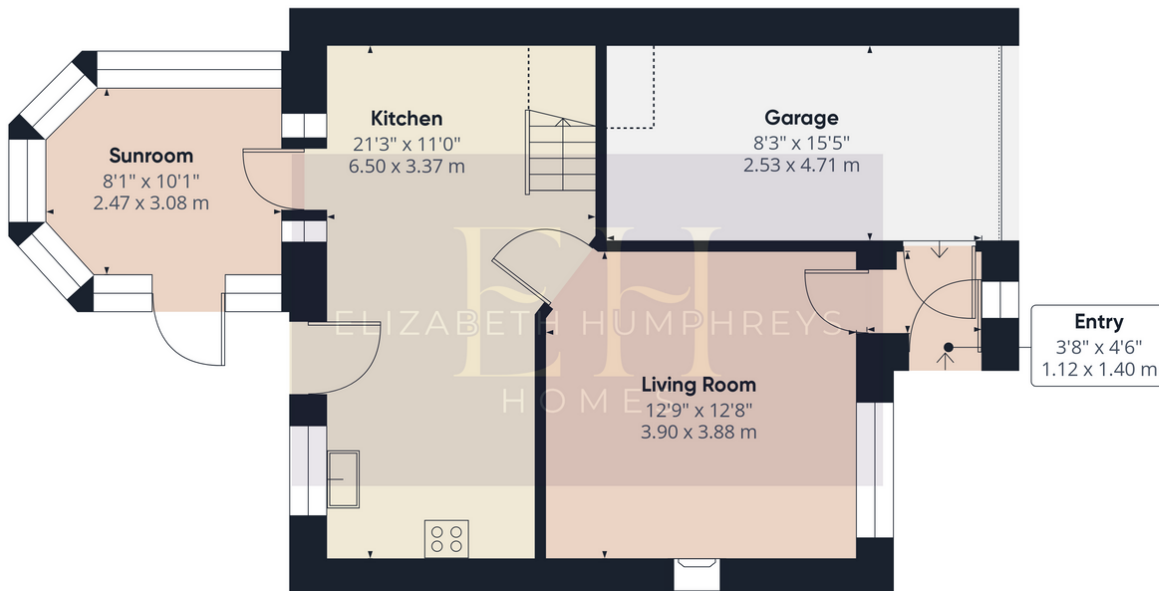
(1) Excluding balconies and terraces

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

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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Ground Floor

Approximate total area⁽¹⁾

608.7 ft²
56.55 m²

Reduced headroom

23.59 ft²
2.19 m²

(1) Excluding balconies and terraces

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

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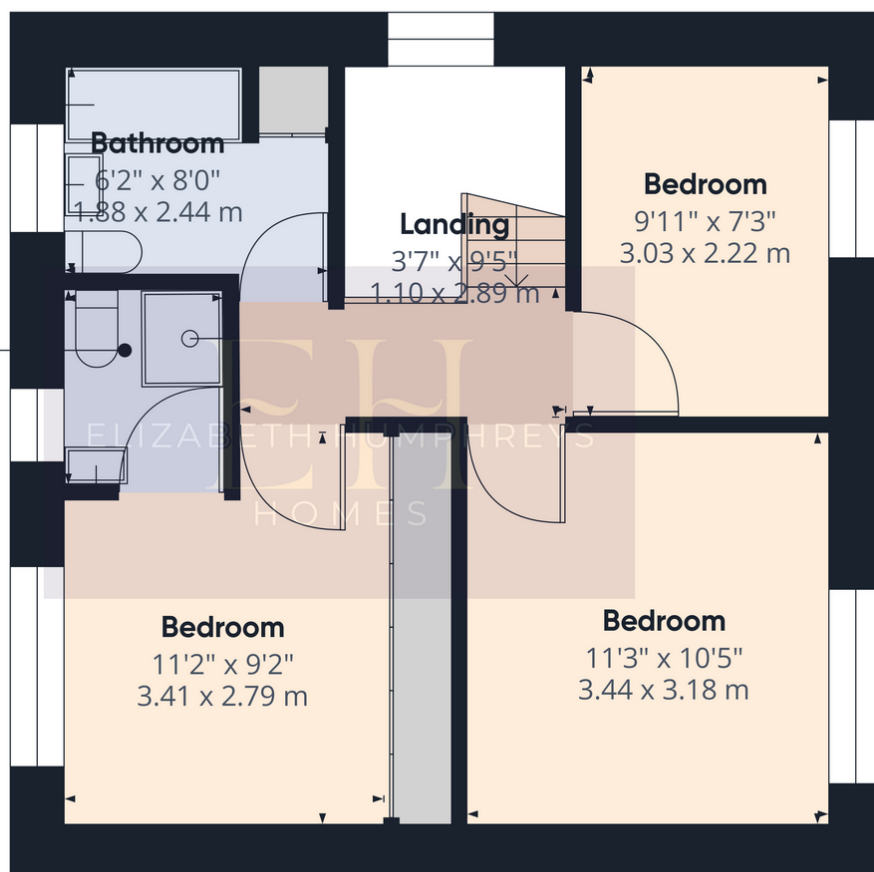
Approximate total area[®]
410.54 ft²
38.14 m²

(1) Excluding balconies and terraces

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Floor 1