

The Fairway, High Hauxley, Morpeth, Northumberland

£475,000



Full Description

A spacious and attractive detached home boasting glorious wrap around gardens and a stunning coastal view of the picturesque Coquet Island which can be enjoyed from many of the principal living spaces. Elizabeth Humphreys Homes are delighted to bring to the market this immaculately presented contemporary-looking 3 bedroomed bungalow located in High Hauxley. The property benefits from driveway parking leading to a single garage, attractive and spacious gardens, a superb amount of storage, quality oak internal doors, uPVC windows and a composite front door, oil central heating and all the other usual mains connections.

High Hauxley is a beautiful village located close to Amble and a few minutes' drive from Hauxley Wildlife Discovery Centre – one of the best places to enjoy wildlife spotting in the North East. With bird hides and wonderful walks, the Discovery Centre offers you a unique insight into the lives of a whole host of wildlife. Amble, Northumberland's friendliest port, presents 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.

The front garden is beautiful and offers a warm welcome. The decked area is the perfect space to relax in the sunshine and enjoy time with family and friends whilst the lawn and mature trees form a pleasant backdrop. The front door opens into an internal porch which is neutrally decorated and beautifully presented. From here, an oak and glass door leads into a central hallway with various doors providing access to the principal living spaces and a beneficial cupboard ideal for storing coats and shoes and suchlike.

The lounge-diner is gloriously light and bright and captures breathtaking views over the open fields to the coast beyond with Coquet Island in the distance. The neutral décor allows the easy addition of accent colour should you so wish, and two large windows allow a wealth of natural light to enter. There is a wood burner set upon a ceramic hearth which forms an attractive focal point enticing you to sit before it during the cooler months. An archway leads into the dining end of the room which also captures the coastal views perfectly. Further natural light enters via bi-fold doors which open into a conservatory, with Sanderson blinds furnishings some of the windows and the blue glass roof enabling this lovely space to be used in all seasons. Upon entering this room, you become immersed in the awe-inspiring views of the ever-changing fields, the dramatic coastline, the variety of passing ships and yachts and the glorious views of Coquet Island – truly breath-taking and a space which would be difficult to leave! From here, a pair of sliding doors open out to the garden which offers another opportunity to enjoy the stunning views which offer peace, tranquillity and relaxation.

Capturing a Scandinavian feel, the kitchen is entered via an oak and glass door which leads from the dining room facilitating free flow of movement between all the principal living spaces which is ideal for entertaining and parties. Engineered oak-type flooring creates a lovely light feel and is illuminated by natural light entering via a pair of sliding doors opening to the garden allowing another chance to enjoy the garden views, with the coast beyond, as you sit and dine either at the breakfast bar or the dining table. The kitchen offers a good number of wall and base units with a white handleless door complemented by a beautiful ceramic work surface with a matching upstand. In terms of fitted equipment, there are plenty of pullouts, a corner carousel cupboard, an eye level NEFF electric oven, a NEFF four burner LPG hob, an under-bench fridge, an under-bench freezer and a SMEG bowl and a half sink dropped into the work surface with a drainer cut in at the side. A door usefully leads into the garage, with a roller shutter door, which offers further storage and loft access. A door opens to the garden and a window allows for natural light.

The central hallway provides convenient access to the bedroom wing where there are 3 bedrooms, 2 bathrooms and a useful airing cupboard.

The principal bedroom, with en-suite facilities, is a gloriously neutrally decorated restful room which captures views over the mature garden including blossom trees which add to the sense of peace and serenity.

There is a full bank of handleless floor to ceiling fitted wardrobes, their neutral colour allowing them to fit seamlessly into the space. The en-suite, with underfloor heating, comprises a wall hung vanity unit with two wood-look drawers with a sink on top, a wall hung concealed cistern toilet with a push button above, a fitted mirror and a chrome heated towel rail ensures added comfort. For showering, there is a wet room floor with a water fall shower head and a separate shower head within. The space is tiled with a sandy-toned tile which creates a delightfully classic look and a window allows for natural light with ceiling spotlights adding to the brightness.

Bedroom 2 is a good-sized double with a view to the front of the property. This room offers a bank of handleless built-in wardrobes offering excellent storage options.

Bedroom 3 is a double room with a window overlooking the side of the property. All the bedrooms are beautifully neutrally decorated allowing the easy addition of accent colour if you so wished.

The family bathroom, with underfloor heating, comprises a luxurious bath incorporating whirlpool jets to enhance the bathing experience, a separate shower over behind a glass shower screen, a half pedestal wall hung hand wash basin, a concealed cistern wall hung toilet with a push button above, a chrome heated towel rail and a fitted mirror. The space is attractively tiled, matching those in the en-suite, illuminated beautifully by the ceiling spotlights and natural light entering via a window to the side.

The garden to the rear is a wonderfully secluded and restful space which offers a variety of places to sit and relax in the sun after the hustle and bustle of the day or after a day exploring this area of outstanding natural beauty. There are gravelled areas, paved spaces and seating beneath some palm trees which creates a wonderful calming feel. The lawn provides an alternative space to sit and enjoy the mature trees and planting and of course the breathtaking views over the coast and countryside where you might catch a glimpse of deer, owls and rabbits in addition to a whole host of seabirds soaring above.

Tenure: Freehold

EPC: C

Council Tax Band: D £2432.40

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

- Stunning sea and Coquet Island views
- Very well presented
- Ensuite
- Garage
- Driveway parking
- Lovely gardens
- Very sought after location

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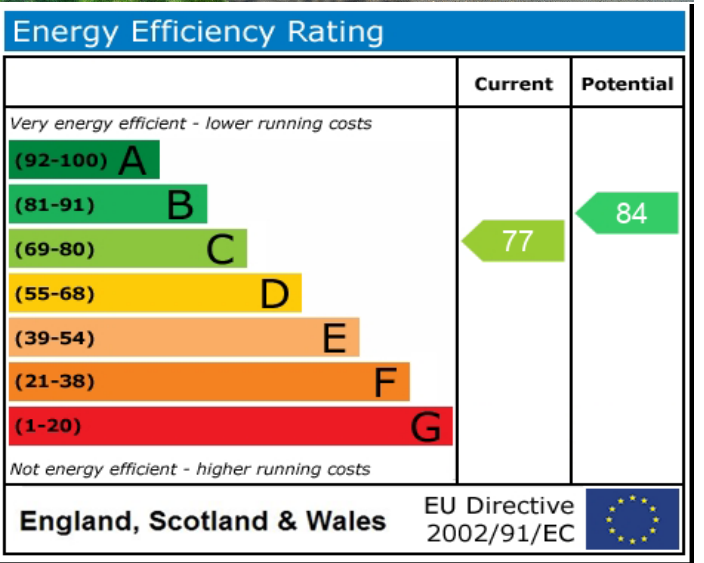
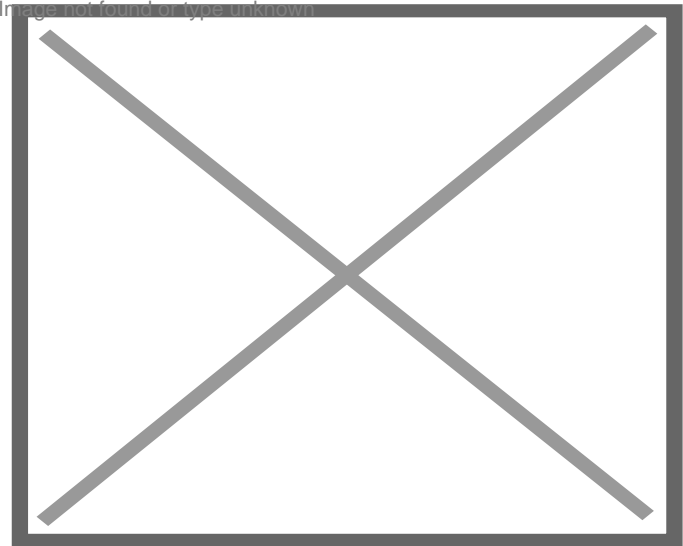


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Approximate total area^m
1469 ft²
136.6 m²

(1) Excluding balconies and terraces

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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