

The Wynd, Amble, Morpeth, Northumberland

Offers Over £500,000



Full Description

A beautifully spacious home ideally placed to enjoy all that coastal living has to offer. Elizabeth Humphreys Homes are delighted to welcome to the market this well-cared for 3 storey 4 bedroomed property located in the popular fishing port of Amble. The property benefits from wooden double-glazed windows and front door, a double garage, excellent storage, gas central heating and all the other usual mains connections. This home offers light and bright living within walking distance of the beach and is not to be missed.

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.

Entry is via the front door which opens into a beneficial porch, with LVT wood-look flooring, which offers cloaks hanging space. From here, a door leads into the L shaped wide and airy hallway which provides convenient access to an office space, a spacious dining room, a ground floor WC and utility room and the well-equipped kitchen. Stairs, with storage beneath, ascend to the first floor.

The office is a good size and could be utilised as a ground floor bedroom if you so wished. Overlooking the garden, this room captures pleasant views which can be enjoyed whilst working from home. There is plenty of storage available. Opposite there is further shelved storage.

Dual aspect, with a window to the rear and one to the side the dining room is a pleasant room in which to entertain family and friends. The space is finished with laminate flooring which creates a sleek and stylish look.

Located towards the rear of the property, the utility room offers plumbing and space for a washing machine and space for a tumble dryer. There is a single bowl stainless steel sink within the work surface, and a window overlooks the rear courtyard. A door opens to a well-placed ground floor WC which is a superb asset. The suite comprises a close coupled toilet and a full pedestal hand wash basin and the boiler is housed in a cupboard for ease of access. A window allows for natural light.

The kitchen, with adjoining garden room, is a wonderful space appealing to modern living. There are a good number of wall and base units with a grey coloured door complemented by a contrasting wood block work surface with a matching upstand. In terms of fitted equipment, there is a Bosch dishwasher, an AEG five place induction oven with a black splash back behind and a metal and glass chimney style extractor fan, an under-bench oven and a ceramic single bowl sink with a Victorian style tap above. There is plenty of space for an American style fridge freezer and ample room to sit and dine before two windows which overlook the courtyard garden. The kitchen is completed with stylish stone-look tiling which flows freely into a garden room boasting two pairs of patio doors which open into the rear garden. This is a glorious room in which you can relax and unwind and enjoy garden views throughout every season: a superb additional living space.

Taking the stairs to the first floor, the landing with a window allowing for natural light, opens out to an inviting lounge, three bedrooms and a separate WC which incorporates a close coupled toilet with a push button and a pedestal wash hand basin. A window allows for natural light.

Bathed in natural light courtesy of three windows, two to the side and one to the front, the lounge is a welcoming room in which to spend time with family and friends. The room showcases a feature fireplace incorporating a gas effect wood burner which is an attractive focal point enticing you to sit before it during the cooler months. There is plenty of space to accommodate a range of comfortable seating before the space flows seamlessly into a garden room. The many windows take full advantage of the lovely garden views.

The principal bedroom is a spacious double benefiting from en-suite facilities and a walk-in wardrobe offering excellent storage. The bedroom is

a lovely restful space with plenty of space for a range of bedroom furniture. The window overlooks the rear courtyard capturing pleasant views. The en-suite comprises a bath with a water fall showerhead over, a Heritage style toilet, a vanity unit with storage beneath and a block wood work surface incorporating a hand wash basin. Attractive tiling completes the look.

Bedroom 2 is another spacious double room overlooking the rear courtyard garden. As with the principal bedroom, the deep windowsill provides the option to create a window seat which is an attractive feature. This room also benefits from en-suite facilities. The suite comprises a close coupled Heritage style toilet and a pedestal hand wash basin and a shower with a waterfall showerhead behind a folding screen. Natural light enters via the window which illuminates the tiled décor perfectly.

The stairs continue to the second floor where the landing, with a Velux window and a secondary window allowing for a wealth of natural light, opens out to two bedrooms and a bathroom.

Bedroom 3 is a large super-king sized room benefiting from four Velux windows, two to each side. There is plenty of built-in wardrobe storage available.

Bedroom 4 is a spacious double room with three Velux windows and a further window capturing views over the rear garden. This room offers a range of storage options.

The spacious bathroom, with two Velux windows and a tiled floor, comprises a free standing centrally placed bath, a shower cubicle, a Heritage style close coupled toilet and a vanity unit with a hand wash basin on top.

The courtyard garden showcases an attractive flagstone area, that can be well stocked with planters making it a restful and relaxing space in which you can unwind at the end of the day. The garden leads round to the front of the property where there is a substantial walled garden with sizable lawn with mature planting forming a pleasant backdrop, a paved seating area with lights is wonderful for sitting out in the evening. A six foot gate leads to the street.

EPC: D

Tenure: Freehold

Council Tax Band: D

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directly to Lifetime Legal, and is non-refundable."

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 coastal living
- Well presented
- Double garage
- Great sized garden
- Walk to shops and restaurants
- Coastal home
- Utility room
- Ensuites

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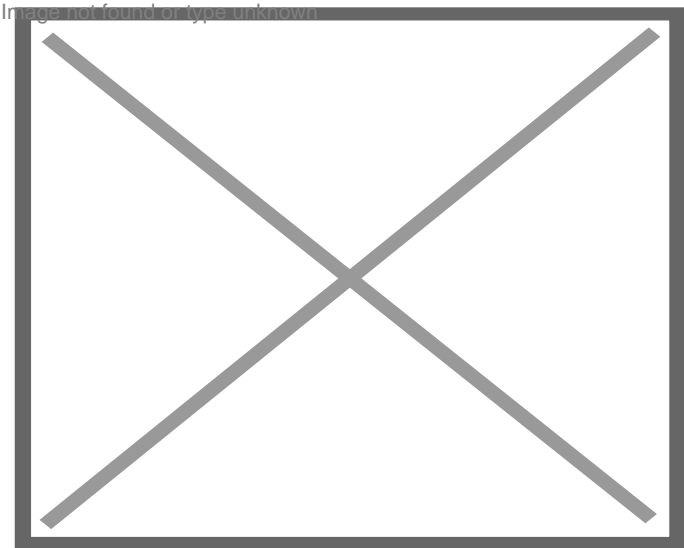


Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		81
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England, Scotland & Wales EU Directive 2002/91/EC

Environmental (CO ₂) Impact Rating	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-100) A		
(81-91) B		
(69-80) C		75
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

England, Scotland & Wales EU Directive 2002/91/EC





Approximate total area⁽¹⁾
107.7 m²
1160 ft²

Reduced headroom
0.2 m²
2 ft²

(1) Excluding balconies and terraces

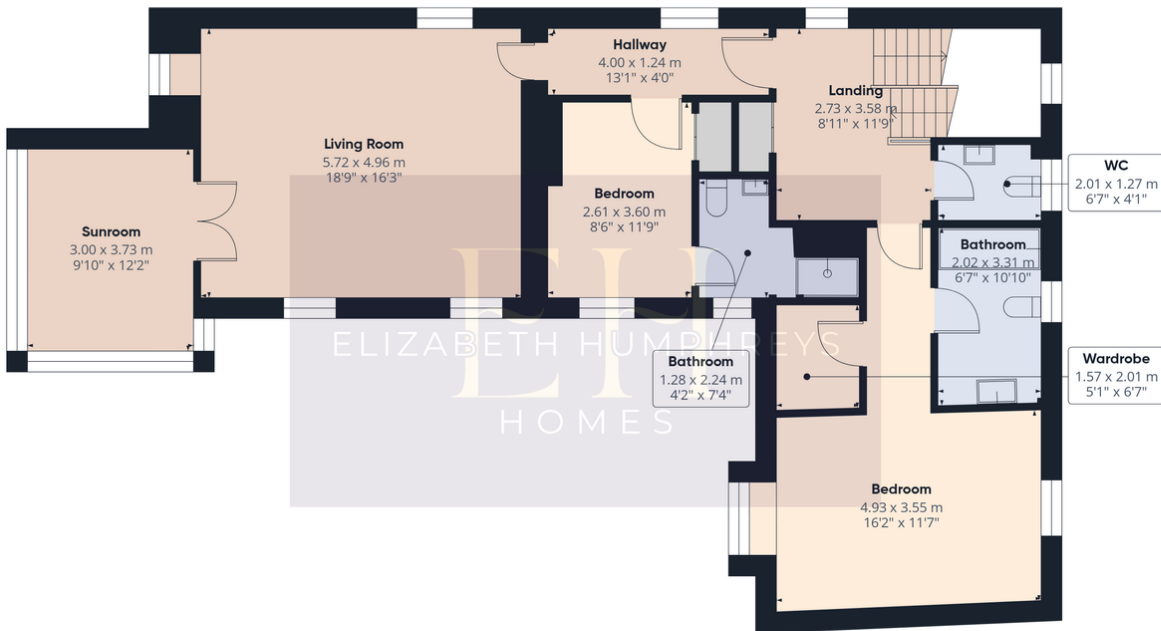
Reduced headroom
..... Below 1.5 m/5 ft

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 Building 1



Approximate total area⁽¹⁾
102.6 m²
1105 ft²

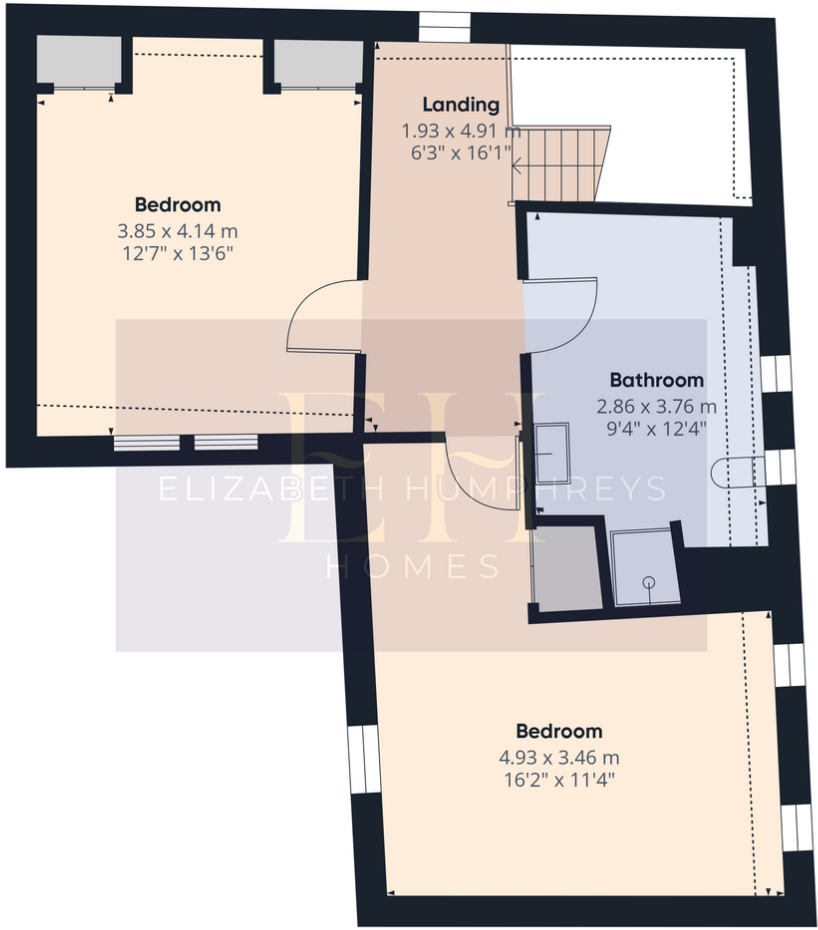
(1) Excluding balconies and terraces

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Floor 1 Building 1



Approximate total area⁽¹⁾

61.5 m²
663 ft²

Reduced headroom

5.1 m²
55 ft²

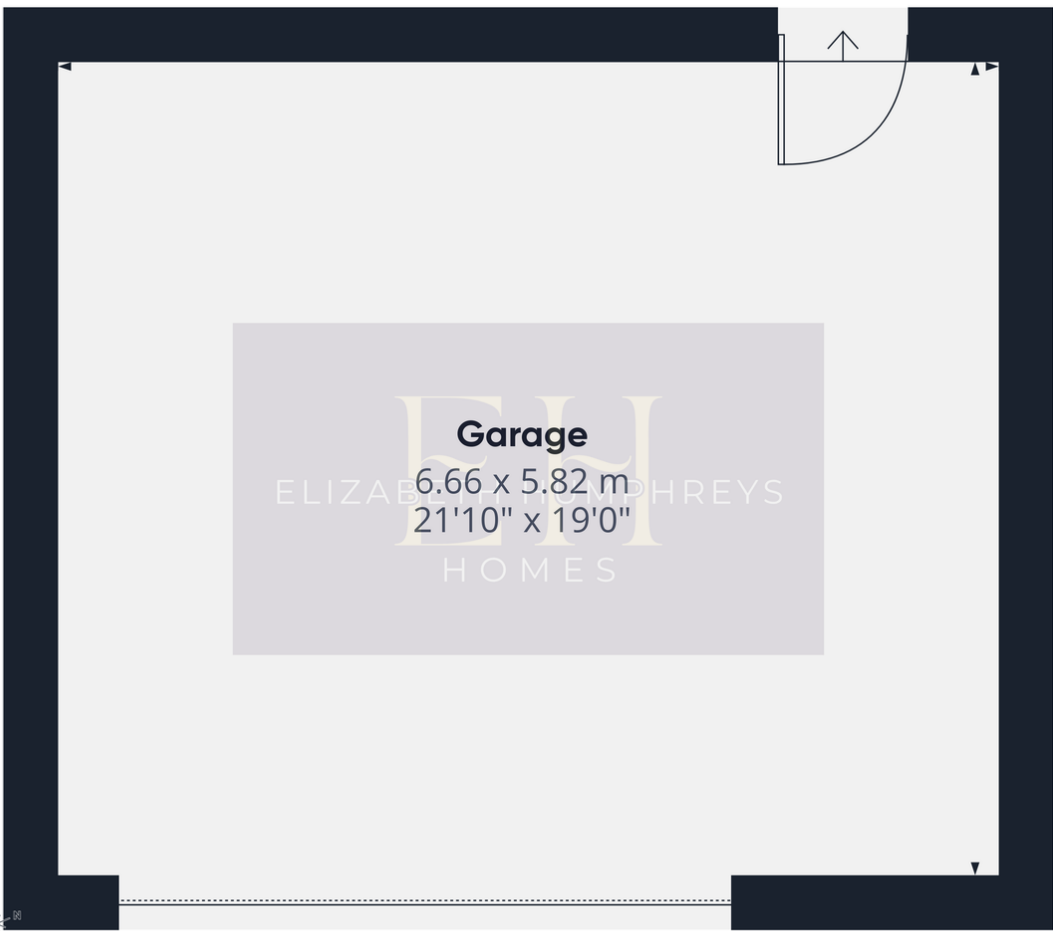
(1) Excluding balconies and terraces

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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Floor 2 Building 1



Approximate total area⁽¹⁾

38.9 m²
419 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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Ground Floor Building 2

