

Warkworth Way, Amble, Morpeth, Northumberland

Offers Over £200,000



Full Description

A well-presented family home enjoying a lovely open aspect offering contemporary light and bright living. Elizabeth Humphreys Homes are delighted to welcome to the market this pleasant 3 bedroomed 2 bathroomed semi-detached property located in the popular town of Amble. The property benefits from Tarmac driveway parking, a single garage, a glorious rear garden, uPVC windows and a composite front door, quality white internal doors, excellent storage, super-fast fibre connection, 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.

An attractive lawned area framed by a laurel hedge offers a warm welcome as you approach the front door which opens into a light and bright entrance hallway. The mauve décor is restful, and the space is further illuminated by a central ceiling spotlight. The electrical consumer unit is housed here for ease of access and a radiator ensures added comfort. The space is finished with LVT grey washed wood plank effect flooring which continues throughout most of the ground floor creating a seamless transition between the different spaces.

Beautifully light and bright, the living room is an inviting space in which to spend time with family and friends. There is plenty of room to accommodate a variety of furniture, a good number of sockets and a wall mounted television. A window takes advantage of views over the front garden with a light fitting adding artificial lighting.

The main hallway, with stairs leading to the first floor, offers access to a conveniently placed ground floor WC. This is a superb asset as it negates the need to continually frequent the upstairs facilities. The suite comprises a close coupled toilet with a push button behind, a hand wash basin with an attractive tiled splash back and an extractor fan. A central ceiling spotlight illuminates this crisp and fresh feeling room.

Located to the rear of the property, the kitchen-diner is a superb open plan space appealing to modern living showcasing a stunning monochrome feature wall within the dining end of the room. Light and bright, courtesy of a window and French doors capturing views of the rear garden, this is a lovely sociable space finished stylishly with LVT charcoal grey floor tiles. There are plenty of wall and base units with a white high gloss door complemented by glass effect splash back tiling and an attractive work surface. In terms of fitted equipment, there is a bowl and a half stainless steel sink, a four-burner gas hob beneath a built-in extractor fan and an under-bench oven. The Ideal combi boiler is located in a cupboard for ease of access. There is space and plumbing for a washing machine, space for a tumble dryer and the room can easily house a free-standing fridge freezer. Artificial lighting is by way of ceiling spotlights with a pendant light fitting within the dining room which comfortably accommodates a dining table and accompanying chairs.

Taking the attractive stairs to the first floor, the landing, with loft access above, opens out to three bedrooms, the family bathroom and a beneficial airing cupboard. The bedrooms are predominantly neutrally decorated allowing the easy addition of accent colour should you so wish.

The primary bedroom, with en-suite facilities, is a spacious king-sized room with two windows capturing open views to the front of the property. Light and bright and showcasing a deep blue feature wall, this room oozes relaxation. Pendant light fittings add charm, and the sumptuous carpet completes the look. The light and bright en-suite comprises a large shower cubicle with a shower within behind a sliding door, a full pedestal hand wash basin, an extractor fan, a close coupled toilet with a push button behind, and a radiator. The space is finished with textured grey tiling with white grouting which is illuminated by natural light entering via a window, with privacy glass, to the front.

Bedroom 2 is a king-sized bedroom with a window taking advantage of

views to the rear of the property. There is plenty of space for additional bedroom furniture within this restful room.

Bedroom 3 is a single room with a window overlooking the rear of the property. This light and bright room currently utilised as a home office allows you to enjoy pleasant views whilst you work.

The family bathroom features brick style vinyl wallpaper, attractive grey Riven effect wall tiles and grey LVT tile effect flooring which creates a gorgeous designer look. The suite comprises a bath, a full pedestal hand wash basin, a close coupled toilet with a push button behind and a radiator ensures added comfort. A window, with privacy glass, allows for natural light with ceiling spotlights adding brightness.

Externally, the south facing garden is spacious, low maintenance and securely fenced to allow children and family pets to play safely on the sizeable lawned area. A patio provides the perfect place in which to appreciate al fresco dining with family and friends during the warm summer months or relaxing with a cup of coffee or glass of wine after a busy day.

Tenure: Freehold

Council tax Band: C, £2,214.69 for the 2025/26 financial year

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

- South facing garden
- Driveway parking
- Garage
- No chain
- Walk to shops
- Walk to pubs and restaurants
- Great transport links

Contact Us

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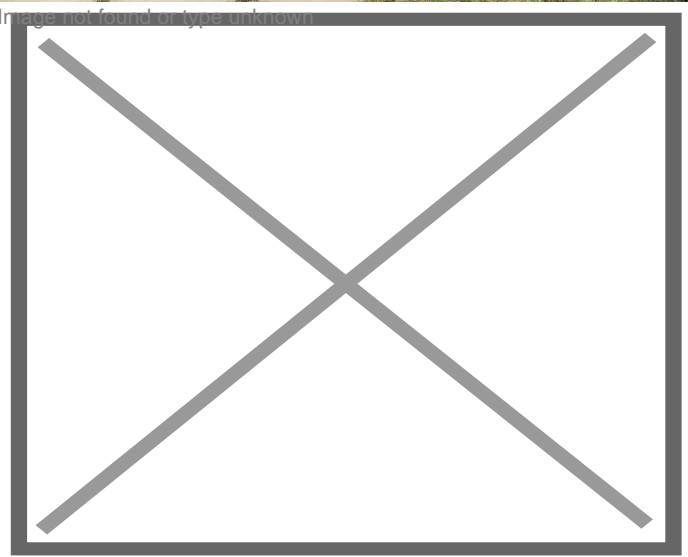


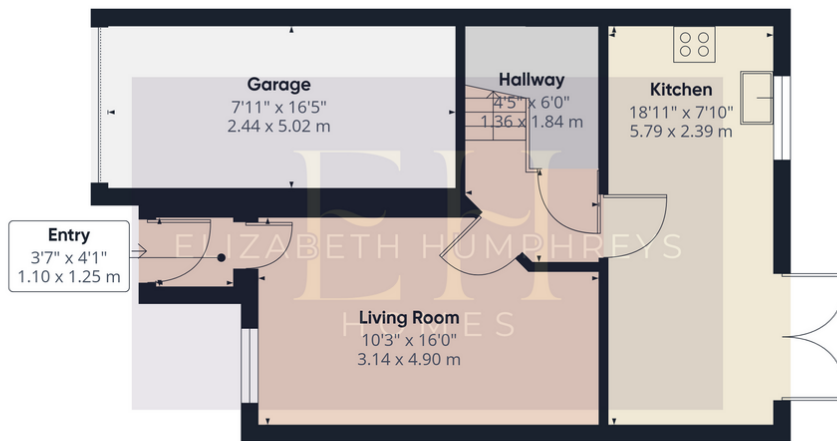




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		89
(81-91) B		
(69-80) C	75	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Environmental (CO ₂) Impact Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-100) A		88
(81-91) B		
(69-80) C	75	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales		EU Directive 2002/91/EC

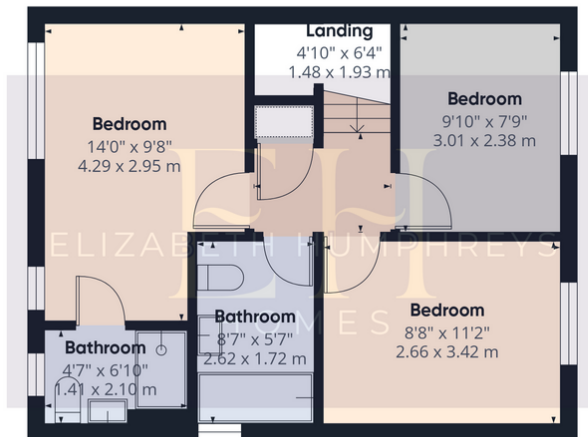




Ground Floor



Approximate total area⁽¹⁾
933 ft²
86.7 m²

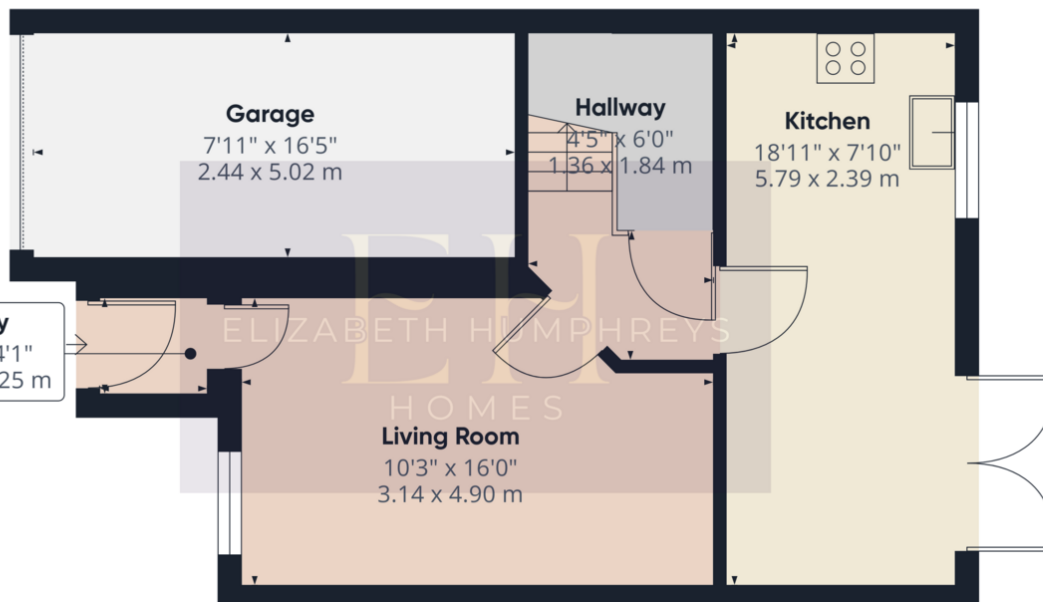


Floor 1

(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

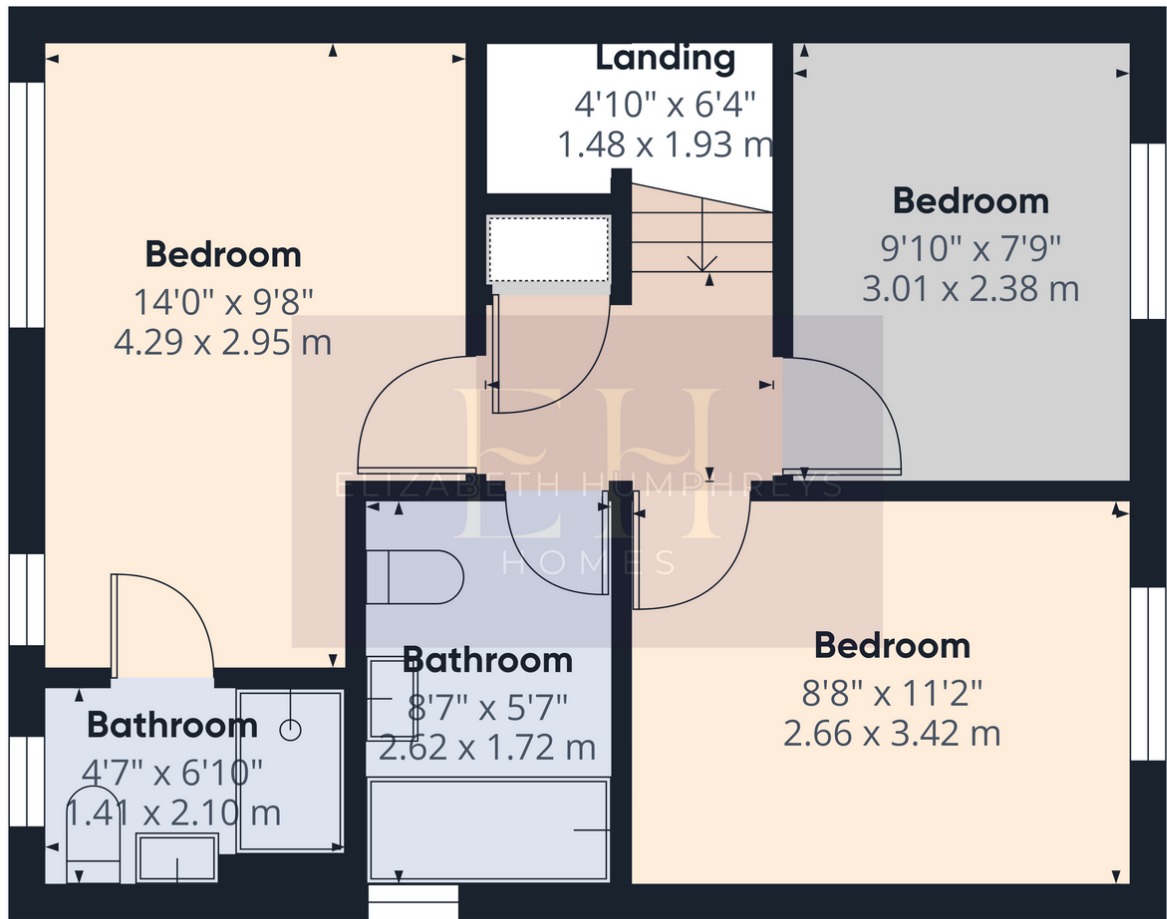


Approximate total area⁽¹⁾
519 ft²
48.2 m²

(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

Approximate total area⁽¹⁾
414 ft²
38.5 m²

(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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