



Warkworth Way Amble

- Modern Detached House
- Three Bedrooms, Master with en-suite
- Easily Maintained Enclosed Rear Garden
- Detached Garage with driveway
- Viewing Strongly Recommended

Offers Over £ 220,000



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Warkworth Way ,

Amble NE65 0FZ

Modern detached house with long award winning front garden. Built to a high standard with many expensive upgrades when first built. The owners have kept this desirable home in 'show house' condition being absolutely flawless. Occupying a prominent plot with impeccable neutral decor complemented by luxury vinyl/ carpet floor coverings. Gas central heated & upvc double glazed with balance of NHBC warranty. The layout comprises- entrance hall, lounge, excellent family room/ kitchen with high gloss range of cabinets & built in oven, hob, extractor, fridge & separate freezer, guest cloakroom, useful utility, landing, master bedroom with en -suite, two further bedrooms and family bathroom. Externally the spectacular front garden is over 20 metres in length, the enclosed rear garden is designed for ease of maintenance. There is also a detached garage which has overhead storage and own drive. Viewing is highly recommended.

ENTRANCE HALLWAY

Composite double glazing panelled entrance door. Stairs to the first floor landing. Double glazed window to side, storage cupboard & radiator.

Cloaks/ WC

Corner pedestal wash hand basin, low level wc, part tiling to walls & radiator.

LOUNGE 12'11" (3.94m) x 12'2" (3.71m)

uPVC double glazed window to front. Radiator.

BREAKFAST KITCHEN / FAMILY ROOM 18'2" (5.53m) x 9'3" (2.82m)

uPVC double glazed windows to rear. Fitted with a range of high gloss wall, base and drawer units with work surfaces and a one and a half bowl stainless steel sink unit and drainer with mixer tap. Built in oven with gas hob and extractor fan over. Integrated fridge/ freezer and plumber for a dishwasher.

Dining/Family area has French doors onto the garden.

UTILITY ROOM

Composite door to the side. Fitted units. Plumbed for washing machine. Radiator.

FIRST FLOOR LANDING

Double glazed window to side, built in storage cupboard. Loft access.

BEDROOM ONE 12'11" (3.94m) x 10'8" (3.25m) into comprehensive range of wardrobes

uPVC double glazed window to front. Radiator.

EN-SUITE

Double glazed frost window to front. Low level wc, wash hand basin, electric shower in cubicle. Part tiling to walls and heated towel rail.

BEDROOM TWO 9'7" (2.92m) x 9'6" (2.90m)

uPVC double glazed window to rear. Radiator.

BEDROOM THREE 9'6" (2.90m) X 8'4" (2.54m)

Double glazed window to rear. Radiator.

BATHROOM

uPVC double glazed frosted window to side. Fitted panelled bath with mains shower over, wash hand basin, low level w.c. Heated towel rail, part tiling to walls.

OUTSIDE

To the front of the property there is an award winning garden. With display lighting, raised flower beds using reclaimed timber, walkways and irregularly shaped lawned areas and bushes and shrubs.

To the rear is a low maintenance garden, mostly paved with a raised decking area to enjoy the warmer months of the year.

GARAGE

A driveway leads to a detached single garage with pitched roof for overhead storage.

TENURE

Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

Council Tax Band: C

EPC Rating: C

AM0004231/BJ/HH/08082023/V.1



Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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