



# Wellbank

Victoria Villas, Amble



SANDERSON  
YOUNG





## Wellbank

Victoria Villas, Amble, Morpeth, NE65  
OLQ

**Impressive, four bedroom detached bungalow, with a large garden plot of approx. 0.32 acres, driveway and integral single garage, close to Amble Marina & The Braid.**

Wellbank is a deceptively spacious four bedroom, detached bungalow positioned in a very private and secluded location off The Wynd in Amble, close to the The Braid and adjacent to Amble Bowling Green.

The bungalow, built by Mossman Builders in 1992, has been finished to a high standard throughout with well proportioned reception and bedrooms, in total approx. 1500 sq ft, and a fabulous contemporary kitchen/breakfast room. The vendors have in the last 6 months fitted a HETAS registered cast iron wood burning stove, and created an enclosed garden space in the second garden area, with wild flower meadow & daffodils planted from the fence enclosure to the boundary.

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### Price Guide:

Guide Price £485,000

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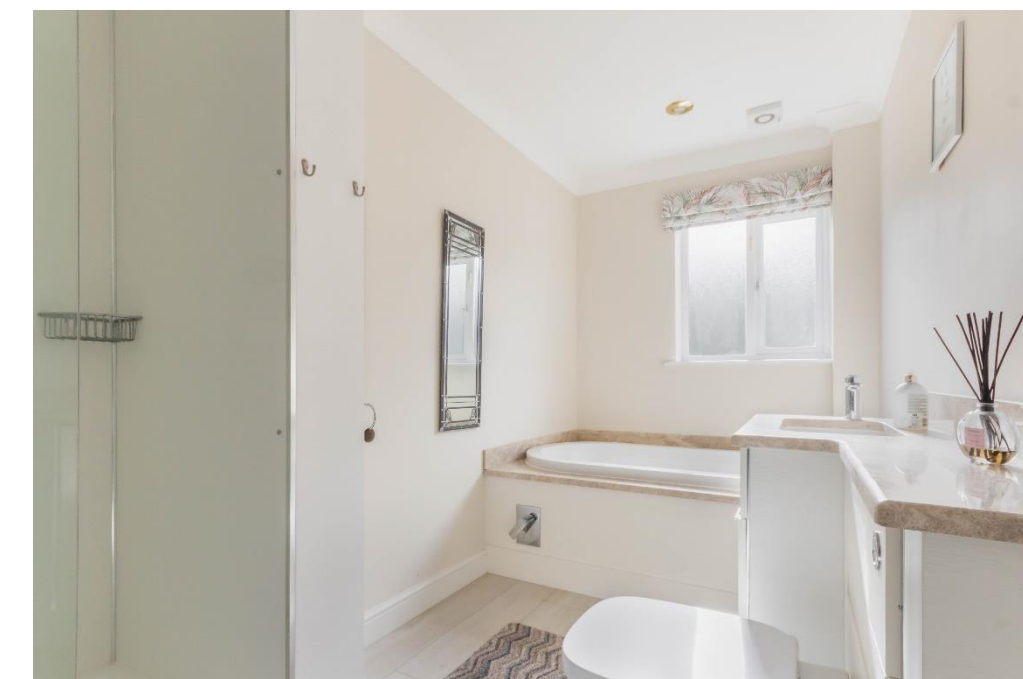


Reception hallway with cloaks cupboard | Excellent size sitting room with dual aspect windows and patio doors opening to the garden, feature fireplace and double doors leading to the kitchen/breakfast room | Impressive kitchen/breakfast room with a good range of cabinets, central island/breakfast bar, integrated double oven, hob, and space for a large fridge/freezer | Garden room with glass Atrium style roof - a lovely versatile reception space, leading off the kitchen with views over the garden & towards the Bowling Green, with patio doors to the garden | Utility room with plumbing for dishwasher and washing machine.

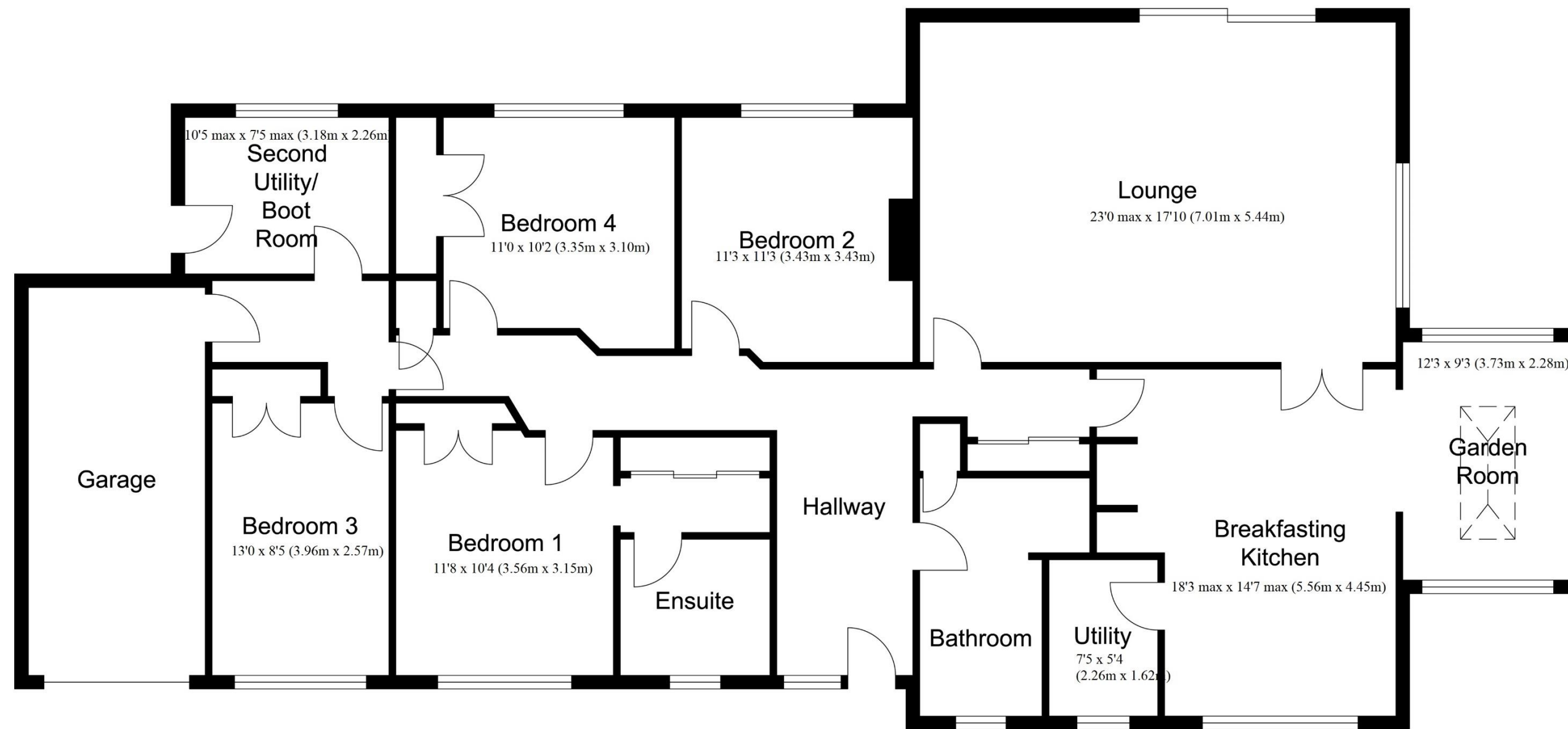
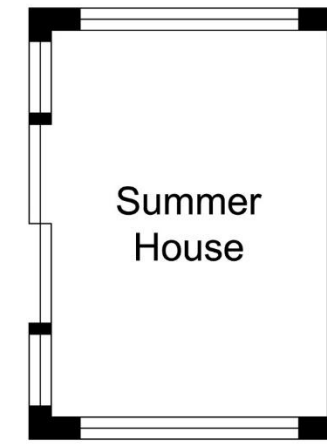
Bedroom hallway with access to a part boarded loft with a drop down ladder and lighting | Master bedroom with dressing room with built in wardrobes | Ensuite shower/wc | Three further double bedrooms, some with built in wardrobes | Luxury Family bathroom with built in vanity cabinets, bath and separate shower | Boot room/store with a door giving access to the integral garage & side pathway/garden.



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Externally, Wellbank has a superb formal garden with a Summerhouse, decked terrace and pergola with climbing plants - with an large additional side garden with a a newly fenced off garden enclosure, wile flower meadow with daffodils, greenhouse and timber storage shed - total site size approx. 0.32 acres. The bungalow is access via a shared lane, serving a small number of houses on Victoria Villas, has a driveway for 2-3 cars leading to a single integral garage.

Amble offers a range of local amenities, including a wide variety of shop, cafes, bars and restaurants, with a working harbour area and lovely 'Little Shore' beach. The thriving harbour has a number of independent shopping Pods, The Boathouse and Fish Shack restaurants and fresh fishmongers. The location is ideal for exploring the stunning Northumberland coastline, Hauxley & Druridge Nature Reserves, fabulous Castles at Warkworth, Alnwick, Dunstanburgh & Bamburgh, and the bustling market towns of Alnwick and Morpeth. Alnmouth Railway Station is only a short drive, with regular direct services to London Kings X , Edinburgh Waverley and Newcastle Central Station.

## Wellbank, Victoria Villas, Amble

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Version 1

Services: Mains Electric, Gas, Water & Drainage | Gas Central Heating | Tenure: Freehold | Council Tax: Band D | EPC: C

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