



Kingfisher Cottage

23 Castle View, Amble



SANDERSON
YOUNG





Kingfisher Cottage
23 Castle View, Amble, Morpeth,
Northumberland, NE65 ONN

BEAUTIFULLY PRESENTED, THREE BEDROOM DETACHED BUNGALOW, WITHIN A SUBSTANTIAL 1/3 ACRE PLOT, WITH FABULOUS PRIVATE GARDENS, WITH OPEN ASPECT TO THE REAR, AND VEHICLE ACCESS IS VIA A QUIET LANE. LOCATED IN THE HARBOUR TOWN OF AMBLE, JUST A SHORT DISTANCE FROM WARKWORTH VILLAGE AND NORTHUMBERLAND COASTLINE - NO UPWARD CHAIN

Kingfisher Cottage is a beautifully presented, three bedroom detached bungalow, with gardens surrounding the property in this extensive and private plot in excess of 1/3 acre. This fabulous bungalow offers a spacious reception area, and has been well maintained and improved by the current owners, with the addition of oak flooring, oak doors throughout and a newly fitted kitchen.

Price Guide:

Offers Over £399,995

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Accommodation - Lovely open entrance hallway with fabulous natural light | Beautiful dining room with views over the surrounding gardens | The dining room is open to a large open plan living room/entertaining space with dual aspect views over both the front and rear | Fabulous open plan kitchen diner with newly fitted kitchen, with wooden worktops, modern cabinetry, and island with seating area. With integrated appliances including double oven, five ring gas hob, microwave, dishwasher, washing machine and fridge/freezer | The hallway leads on to the bedroom accommodation | The principal bedroom is a spacious double bedroom | Bedroom two is another double bedroom with ensuite shower room | Bedroom three, a further double bedroom | The Family bathroom includes a walk-in shower, separate bath, wash hand basin and wc.

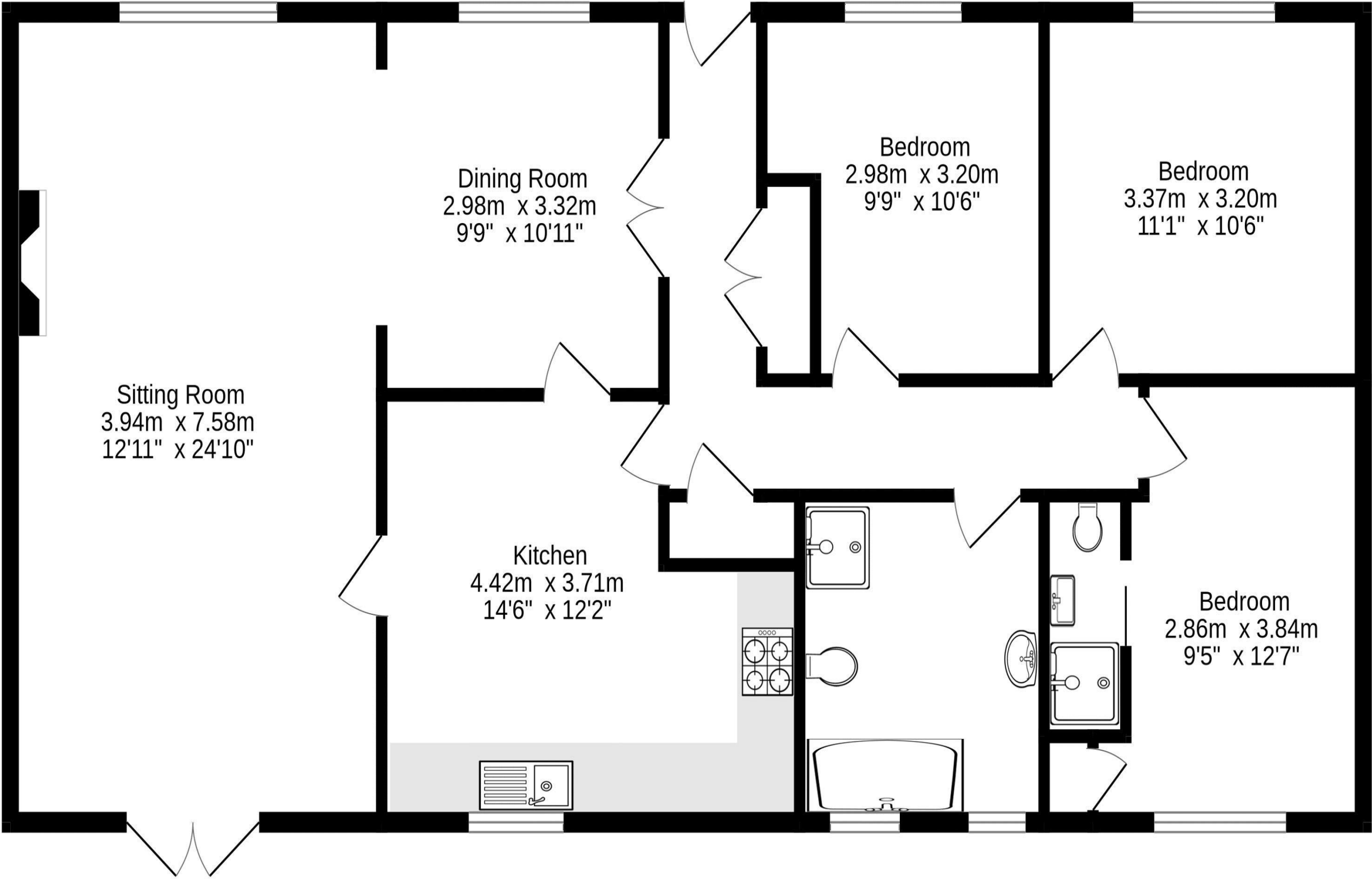


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Ground Floor
100.2 sq.m. (1079 sq.ft.) approx.



TOTAL FLOOR AREA : 100.2 sq.m. (1079 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.

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Externally - Kingfisher Cottage benefits from generous gardens surrounding the 1/3 acre plot, with off street parking for two vehicles via the gated access. To the west of the garden is a wooden shed/workshop connected to mains electric | The gardens are laid predominantly to lawn with patio and terraced seating areas.

Agents Note: There has been a previous, now expired, outline planning permission for a detached two bedroom dwelling on the garden to the rear and east side of the property.

Amble offers a range of local amenities, including a wide variety of shops, 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 including Warkworth, Alnwick, Dunstanburgh, Bamburgh & Lindisfarne, 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.

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



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