



6 Rivergreen

Amble



SANDERSON
YOUNG





**6 Rivergreen
Amble, Morpeth, Northumberland,
NE65 0GZ**

MODERN AND STYLISH FOUR BEDROOM DETACHED HOME, ENJOYING STUNNING VIEWS TO AMBLE MARINA, THE COQUET ESTUARY AND THE SEA, WITH PRIVATE BALCONY, COURTYARD GARDENS, DOUBLE WIDTH DRIVEWAY AND DOUBLE GARAGE - NO UPWARD CHAIN

6 Rivergreen is an immaculately presented, four bedroom, three storey detached home, built as the show home by Rivergreen Homes in 2007, with its award winning innovative design incorporating a curved sedum and zinc roof, impressive full height picture windows and vaulted second floor sitting room.

This fabulous home has been well maintained by the current owners, and in 2023 has had the added benefit of a new boiler installed - it offers great potential for anybody looking to be close to the Northumberland coast, with the historic village of Warkworth located only a mile away, ideal for main or second home buyers, or equally as a holiday let investment on the coast.

Price Guide:

Offers Over £525,000

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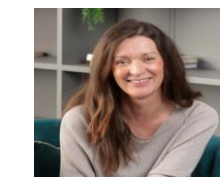




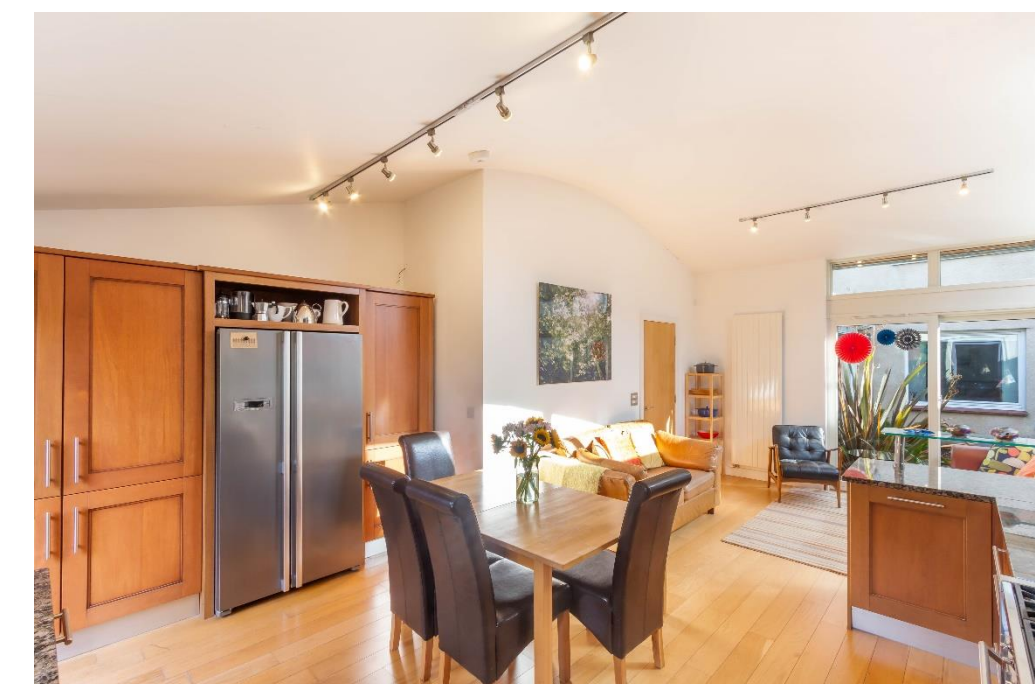
Ground Floor - Reception Hallway with access to the rear courtyard | Cloakroom wc | Superb open plan kitchen/dining room/sitting room with full height picture windows and door opening out to the rear courtyard. The kitchen is fitted with a range of wood cabinetry and granite worktops, with integrated dishwasher, and space for gas range cooker and American style fridge/freezer | Ground floor double bedroom with ensuite shower room/wc | Access door within the reception hallway to the integral double garage, with epoxy resin floor, currently utilised as a games room.

First Floor - Principal bedroom with fitted wardrobes and views over The Braid to the Marina and sea | Ensuite shower room/wc | Double bedroom three | Single bedroom four with views to the Marina | Family bathroom/wc

Second Floor - Stunning second floor sitting room with dual aspect doors opening to the private balcony and Juliet balcony and fabulous views to Amble Marina, Coquet Estuary and Warkworth Castle - a versatile and great reception area, flooded with natural light throughout with full height vaulted ceiling and windows/doors to three elevations.

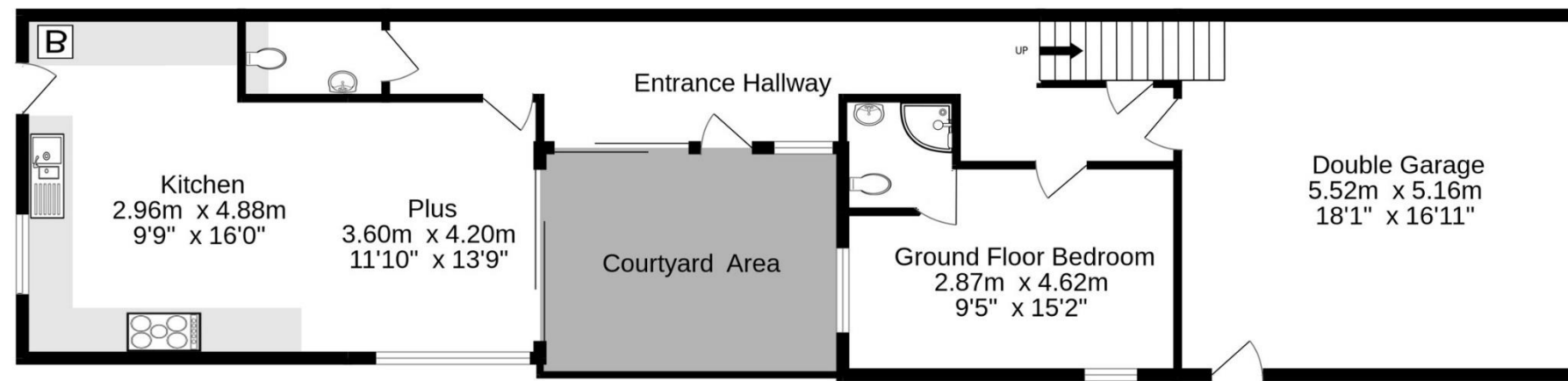


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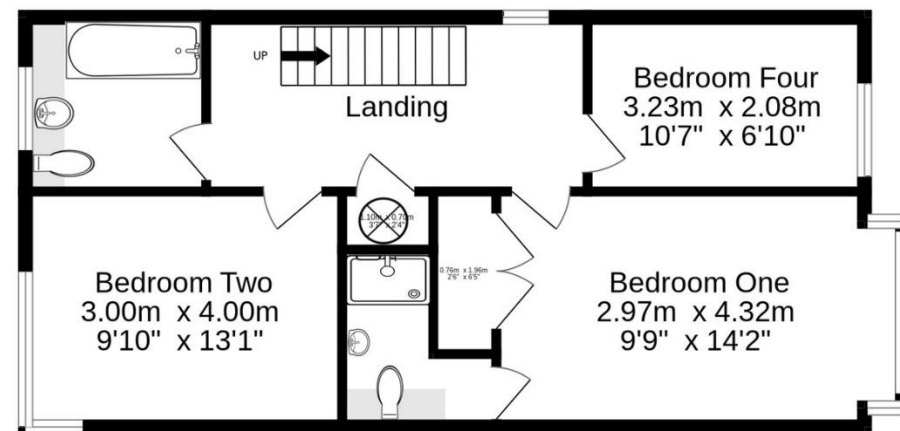




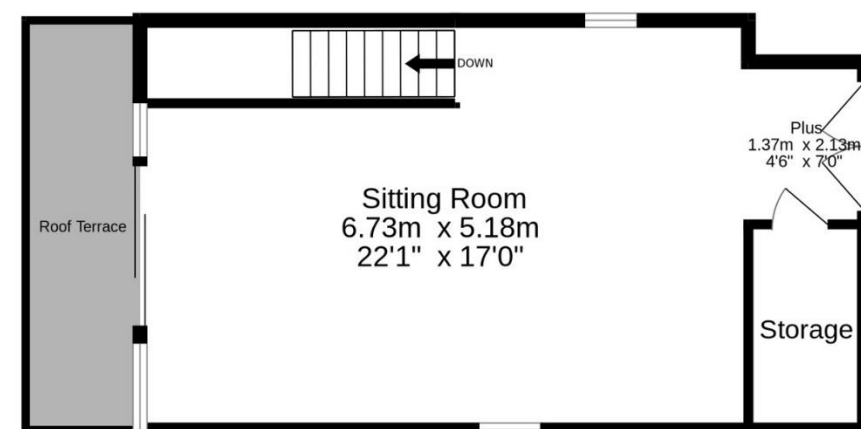
Ground Floor
67.2 sq.m. (723 sq.ft.) approx.



1st Floor
48.5 sq.m. (522 sq.ft.) approx.



2nd Floor
42.8 sq.m. (461 sq.ft.) approx.



TOTAL FLOOR AREA : 158.5 sq.m. (1706 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 - The property enjoys lovely landscaped rear garden and courtyard area to the side, with gated access to both the rear and side | The property benefits from double width driveway, and integral double garage with electric door.

The property is currently utilised as a commercial holiday let, with further information available upon request.

Rivergreen is located at the edge of Amble, yet in the Parish of Warkworth, and only a short walk from the thriving harbour with its independent shopping Pods, The Boathouse and Fish Shack restaurants and fresh fishmongers. 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 location is ideal for easy access to the stunning Northumberland coastline, Hauxley & Druridge Nature Reserves, fabulous historic Castles and the bustling market towns of Alnwick and Morpeth. Alnmouth Railway Station is only a short drive, with regular direct services to London Kings Cross, Edinburgh Waverley and Newcastle Central Station.

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



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