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HAUXLEY VIEW, HAUXLEY LANE, AMBLE, NE65

£289,950

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Modern four-bedroom home with two en-suite bedrooms, an open-plan kitchen/dining room and a private top-floor retreat.

Designed with modern family living in mind, this well-planned home offers a versatile layout arranged over three floors. The ground floor features a front-facing living room, a spacious open-plan kitchen/dining room with French doors to the garden, a separate utility room and a convenient WC. Three bedrooms and a family bathroom occupy the first floor, while the entire second floor is dedicated to a generous bedroom with its own en-suite, creating a private space ideal for a principal bedroom, older child or visiting family. With a second en-suite bedroom, plentiful storage, energy-efficient features and a single garage, the property offers an appealing combination of comfort and practicality.

Situated in the coastal town of Amble, on the Northumberland coast, Hauxley View offers access to a range of local shops, cafés, restaurants and everyday amenities. Amble Harbour and its popular seafood and independent retail offerings add to the town's appeal, while nearby beaches and coastal walks provide opportunities to enjoy the surrounding scenery. The town also offers road connections to Morpeth and the wider Northumberland area, making it a practical base for commuters and those looking to enjoy coastal living.

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The internal accommodation comprises: an entrance hall providing access to the ground-floor facilities, including a convenient WC. The front-facing living room offers a comfortable space to relax, while to the rear, the open-plan kitchen/dining room provides an excellent setting for everyday family life and entertaining, with French doors opening directly onto the garden. A separate utility room, accessed from the kitchen/dining area, adds valuable practicality and additional space for household tasks.

To the first floor, the landing gives access to three bedrooms, one of which benefits from its own en-suite shower room. A family bathroom serves the remaining bedrooms, while useful storage space throughout the property helps keep the living areas organised.

The second floor is dedicated to a generous fourth bedroom, featuring a rear-facing window alongside Velux windows that provide plenty of natural light. This private upper-floor retreat also benefits from its own en-suite shower room, together with a useful storage cupboard on the landing.

Externally, the property enjoys a garden accessible from the kitchen/dining room, as well as a single garage for additional storage or parking.

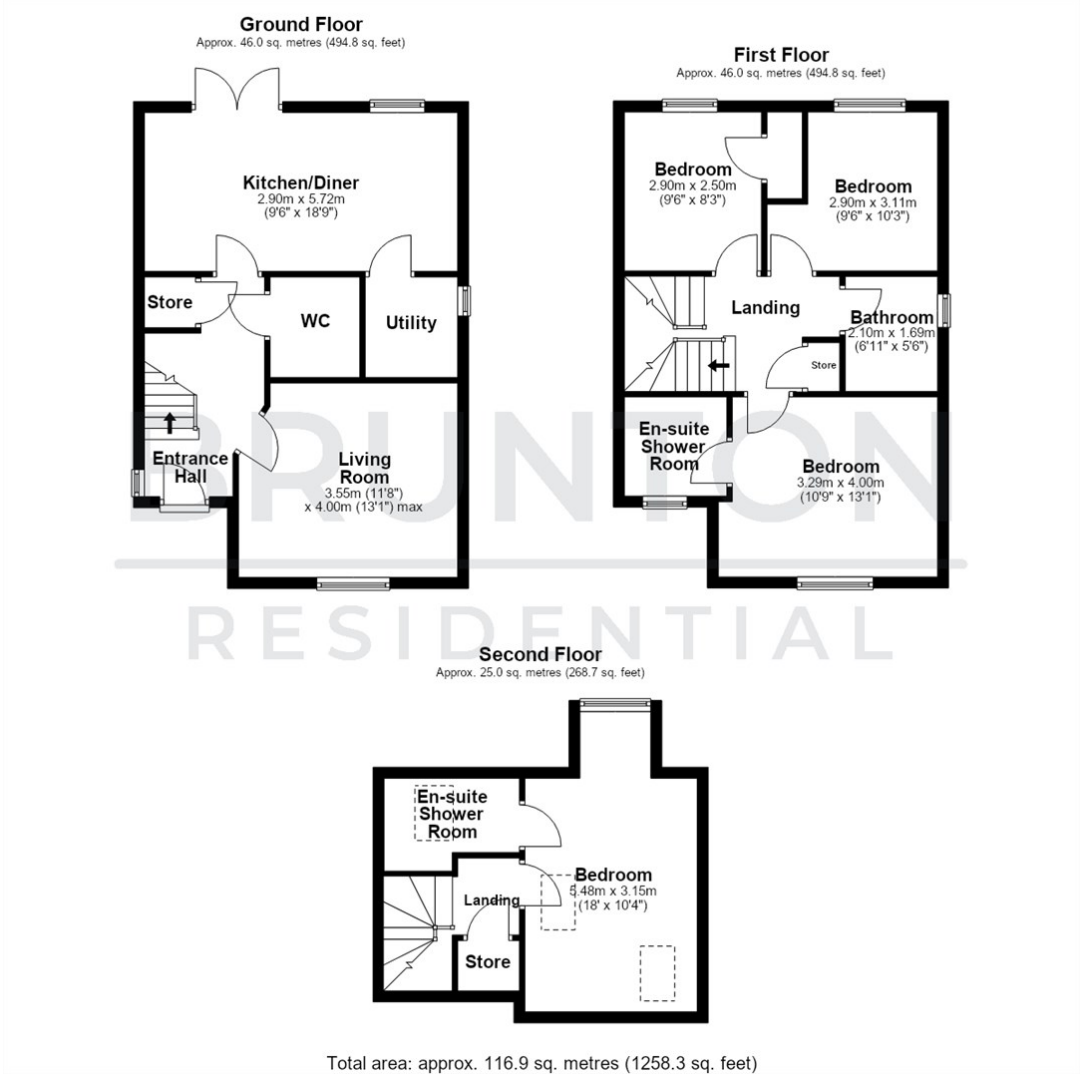
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TENURE : Freehold

LOCAL AUTHORITY :

COUNCIL TAX BAND :

EPC RATING :



Total area: approx. 116.9 sq. metres (1258.3 sq. feet)



