

Alnwick Way | Amble | NE65 0GQ

£325,000

Occupying a great position and conveniently placed for all the shopping and leisure amenities along with schools for children of all ages, this superb four-bedroom detached property is immaculately presented throughout benefitting from a garden room to the rear. The property further benefits from solar panels which generate a useful yearly income. Just a short walk to the centre of the town with many shops, cafes and restaurants, the property offers a perfect blend of contemporary living located in a popular and sought after coastal town with a traditional working harbour with excellent transport connections and easy access to the A1 which serves the north and south of the county with links to the nationwide motorway networks.

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X4 X2 X2

SUPERB FOUR BEDROOM DETACHED HOUSE

CLOSE TO SHOPS AND SCHOOLS AND TO AMBLE HARBOUR AND BEACH

POPULAR AND SOUGHT AFTER COASTAL LOCATION

WELL PROPORTIONED ACCOMMODATION

GARDEN ROOM TO THE REAR FROM THE DINING KITCHEN

BENEFITTING FROM SOLAR PANELS

For any more information regarding the property please contact us today

The entrance hall is bright and welcoming with luxury vinyl flooring and stairs to the first floor. The living space is well proportioned with the lounge located to the front having a warm and relaxing atmosphere. The dining kitchen is generous and boasts a well-appointed kitchen area with wall and base units along with a versatile mobile unit which can sit against the wall as a continuation of the main kitchen units or pulled out to create an island which lends itself perfectly when entertaining. The fridge freezer and eye level double oven, hob and extractor and microwave are integrated and there is plenty of worktop space for small appliances and food preparation. The dining space is ideal for family meals and the french doors lead into the garden room with ceiling downlights and rooflights. This room overlooks the rear garden and lovely living space for morning tea and an evening drink at any time of the year with french doors to the side onto the patio. The layout continues into a separate utility room with space for a washer and dryer and further units along with a sink unit and there is a downstairs cloakroom with w.c. The side door from the utility accesses the rear garden and pathway to the front of the property. There is a courtesy door from the hallway into the rear of the garage which is partitioned and thermally dry-lined, this space is currently utilised as an extra storage room with light and power and also houses the two batteries inverter for the solar panels whilst to the front the up and over door gives access to external storage.

The landing space accesses the loft and all the first floor accommodation. The main bedroom is generous and benefits from an en-suite shower room with tiled walls. There are three further double bedrooms. Originally the property was built as a five bedroom with a smaller study room, the fourth bedroom and study room have been combined to create an excellent bedroom with room for a range of bedroom furniture. (Should a study room be required, this bedroom could easily be transformed to its original layout. These bedrooms are served by the family bathroom which is fitted with a bath, vanity wash hand basin and benefits from a separate shower cubicle and wet walling.

Outside to the front, the driveway provides parking and accesses the storage part of the garage and there is a fitted EV charging unit. The garden to the front is lawned with mature shrubs and plants and the property is situated on a frontage road with an aspect looking onto mature trees and shrubbery. A side pathway leads to the rear of the property which offers an attractive garden, full of shrubs and plants and with patio areas for sitting and relaxing and enjoys the benefit of being fully enclosed by timber fencing. The garden is lawned and there is a generous shed and greenhouse.

Amble is a thriving and much-loved town by all its residents with a strong sense of community. It is the place to live for young and growing families, first times buyers and retirees whether from the surrounding areas or moving into the town from other parts of the country. The local Sunday market at the harbour is well worth a visit and there are many walks in and around the town. The nearby picturesque village of Warkworth with its historic Castle, boutique shops, pubs and cafes is just a short drive or healthy stroll and the glorious bays along the coastline are just waiting to be explored. There are regular bus services from Amble to Morpeth, Alnwick and beyond and the train station in Alnmouth provides a fast train service to Newcastle and Edinburgh with connections further afield.

Presented in excellent decorative order throughout, the property is both stylish and practical with the comforts expected in a family home.

T: 01665 510044
Branch alnwick@rmsestateagents.co.uk

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LIVING ROOM
4.59m x 3.24m (15'1" x 10'8")

KITCHEN/DINING ROOM
6.45m x 3.00m (21'2" x 9'10")

CONSERVATORY
3.18m x 2.43m (10'5" x 8'0")

STUDY
3.78m x 2.76m (12'5" x 9'1")

STORE
2.76m x 1.12m (9'1" x 3'8")

BEDROOM 1
4.08m x 3.25m (13'5" x 10'8")

BEDROOM 2
5.33m x 3.59m (17'6" x 11'9")

BEDROOM 3
3.49m x 3.24m (11'5" x 10'8")

BEDROOM 4
3.12m x 2.82m (10'3" x 9'3")

BATHROOM

PRIMARY SERVICES SUPPLY
Electricity: Mains
Water: Mains
Sewerage: Mains
Heating: Mains gas
Broadband: FTTP
Mobile Signal Coverage Blackspot: No known issues
Parking: Garage and Driveway with EV charging point

MINING
The NorthEast region is famous for its rich mining heritage and therefore it will be beneficial to conduct a mining search. Confirmation should be sought from a conveyancer as to its effect on the property, if any.

AGENTS NOTE
Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

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.
Manegement/service charges: £120 per year landscaping

COUNCIL TAX BAND: D

EPC RATING: TBC

AL009893.LP.VG.18/11/2026.V.3

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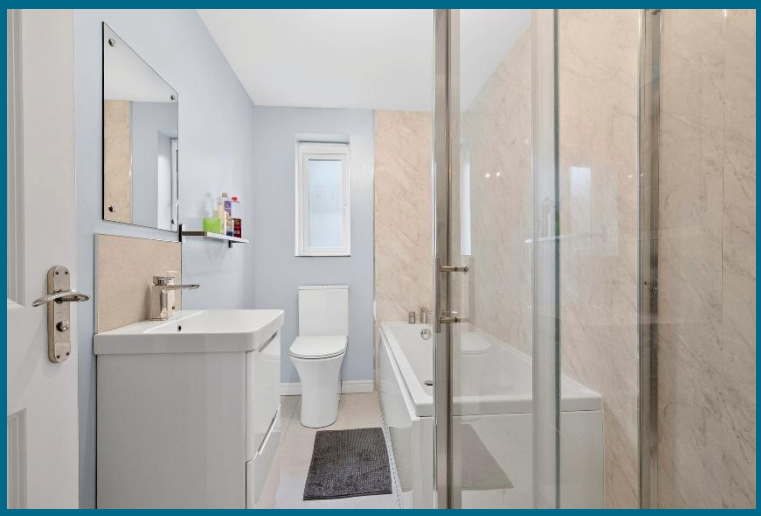










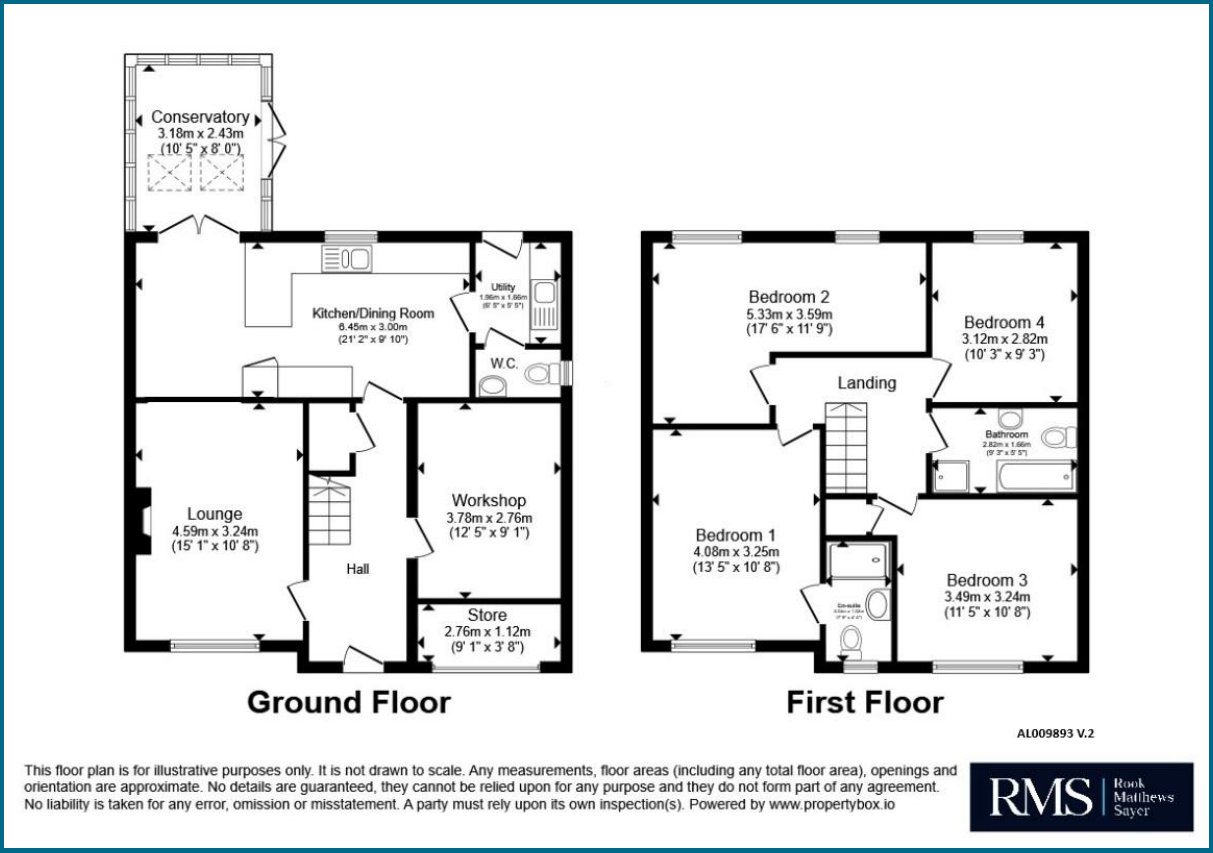


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This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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