



The Close | Amble | NE65 0HZ

£345,000

A fabulous modern four bedroom two bathroom detached family home in a highly sought after residential area ideally positioned everyday amenities, schools for children of all ages and Amble's working harbour and beach. Situated on a corner plot with generous living space, the property offers the perfect blend of style, space and location.

RMS | Rook
Matthews
Sayer



FABULOUS DETACHED HOME

VERY WELL PRESENTED

**FOUR BEDROOMS & TWO
BATHROOMS**

HIGHLY REGARDED LOCATION

**TWO RECEPTION ROOMS PLUS
CONSERVATORY**

**GARDENS TO FRONT, SIDE AND
REAR**

GENEROUS LIVING SPACE

DRIVEWAY & GARAGE

For any more information regarding the property please contact us today

On entering the property from the sheltered entrance into the welcoming lobby, stairs lead you to the first floor. The spacious lounge with a fitted fireplace provides a cosy focal point in the evenings and the room flows into the dining room to the rear which is a great space for everyday eating for entertaining. From the dining room French doors lead into the conservatory with doors opening out to the patio area and surrounding mature gardens. The breakfast kitchen is fitted with a range of wall and base units with a ceramic butler sink and taps, a fitted dishwasher along with a space for a range cooker and a fridge freezer. From the kitchen, the former utility room is now a boot room with stable door to the side and benefits from a courtesy door to the garage with a roller shutter door and with light and power as well as plumbing for a washing machine and space for dryer and freezer. Returning back to the lounge the full size door under the stairs provides excellent storage room for coats and not to be seen items and a further door leads to the ground floor w.c.

To the first floor from the landing the four bedrooms are all of a good size, the main is particularly spacious with an en-suite shower room with fitted tiled shower cubicle. There are two further bedrooms located to the rear which are doubles one having a built in wardrobe cupboard.

The fourth bedroom to the front is currently a single to accommodate the range of fitted wardrobes however should a double be required rather than wardrobes, the space is there. The family bathroom is fitted with a P-shaped bath with shower room and tiled walls.

Outside the mature plants and shrubs to the front lawned garden gives privacy to the living room and the driveway provides off road parking and accesses the garage. A paved side and gated pathway leads to a pretty archway into the rear garden. Particular mention must be made of the glorious gardens which are mainly lawned with shrubs, plants and trees. Being on a corner plot, the garden extends to the side with an attractive lattice fence and archway to a pebbled and stepping stone garden. The paved patio is a lovely outdoor space for al fresco dining on a warmer summer evening or just simply to sit and relax.

Amble is a thriving and vibrant traditional harbour town which has become increasingly popular over the past few years. There are many shops, cafes and restaurants in the town centre and supermarkets for a weekly shop and Amble Harbour Village has many highly regarded fish restaurants and coffee shops. The walk along the Pier and breakwater in all seasons of year is a must and Amble has its own Little Shore Beach which is perfect for children. From the harbour, there are boat trips across to Coquet Island with sightings of puffins, roseate terns and grey seals along and occasionally dolphins and the market on a Sunday at the harbour is well worth a visit.

T: 01665 510044

Branch alnwick@rmsestateagents.co.uk

RMS | Rook
Matthews
Sayer

Amble has a regular bus service through the village to the larger towns of Alnwick and Morpeth with connections to Newcastle and Berwick and the local train station in Alnmouth provides a fast train service to Edinburgh and Newcastle with further services nationwide.

If you are looking for a superb detached home then this property will certainly impress and has to be on your 'must-see' list. The Close offers an excellent opportunity to acquire a spacious, versatile home in a desirable location, close to schools, amenities and the beautiful coastline. An early viewing is strongly recommended.

ENTRANCE LOBBY

LOUNGE 17'10" (5.44m) max x 10'10" (3.30m) max

DINING ROOM 11' (3.35m) max x 9'8" (2.95m) max

CONSERVATORY 11'7" (3.35m) to window x 11' (3.35m) max

BREAKFAST KITCHEN 12'4" (3.76m) max x 9'7" (2.29m) max

BOOT ROOM 5'8" (1.73m) max x 5'3" (1.60m) max

UNDERSTAIRS STORAGE THROUGH TO DOWNSTAIRS W.C.

LANDING

BEDROOM ONE 12'2" (3.71m) max x 11'1" (3.38m) max

EN-SUITE SHOWER ROOM

BEDROOM TWO 12'6" (3.81m) max x 9'1" (2.77m) max

BEDROOM THREE 11'1" (3.38m) max x 8'9" (2.67m) max

BEDROOM FOUR 10'6" (3.20m) max x 9'3" (2.82m) max

BATHROOM

GARAGE, DRIVEWAY AND GARDENS

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains Gas

Broadband: ADSL Copper Wire

Mobile Signal Coverage Blackspot: No

Parking: Garage & Driveway

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.

MINING

The North East 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.

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

COUNCIL TAX BAND: D

EPC RATING: C

AL009532/DM/HH/02.06.2026V.1 TW/TW/30/06/2026
Amended price

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		





Money Laundering Regulations – intending purchasers will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We will also use some of your personal data to carry out electronic identity verification. This is not a credit check and will not affect your credit score.

Important Note: Rook Matthews Sayer (RMS) for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute part or all of an offer or contract. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck the measurements before committing to any expense. RMS has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyer's interests to check the working condition of any appliances. RMS has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. No persons in the employment of RMS has any authority to make or give any representation or warranty whatever in relation to this property.



T: 01665 510044

Branch alnwick@rmsestateagents.co.uk

RMS | Rook
Matthews
Sayer