



Robsons Way | Amble | NE65 0GA

£385,000

Stunning and tastefully presented is the only way to describe this superb three bedroom detached property boasting a fabulous and spacious garden room to the rear. Ready to move into with well proportioned accommodation throughout, the property benefits from gas central heating, double glazing, driveway and garage.

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DETACHED HOME

**THREE BEDROOMS, MASTER
WITH EN -SUITE**

TWO RECEPTION ROOMS

**GAS CENTRAL HEATING & DOUBLE
GLAZING**

PRIVATE ENCLOSED GARDEN

POPULAR COASTAL LOCATION

VERY WELL PRESENTED

DRIVEWAY & GARAGE

For any more information regarding the property please contact us today

Located in a highly desirable residential area within walking distance to the town centre in the sought after traditional harbour town of Amble, this beautiful home is bound to impress anyone in search of coastal living.

On entering the property, the welcoming hallway has a downstairs w.c., a courtesy door to the single garage and stairs leading to the first floor landing with a contemporary glazed balustrade. The spacious lounge through to dining room is filled with natural light through the bay window and a stone fireplace fitted with a gas fire provides a cosy focal point adding warmth and character to the room. The dining room area is ideal for everyday eating and entertaining and patio doors lead through to the impressive garden room which is truly the centrepiece of this superb property. Overlooking the garden with sliding doors out to the paved eating area, this additional living room offers an abundance of space for relaxation and further dining space for family gatherings. The dining kitchen is well appointed with a range of wall and base units along with an island unit with bar stools for breakfasts and snacks. There are integrated appliances including an eye level double oven housed within tall larder units, an induction hob and extractor over within the island unit and dishwasher. The understairs cupboard offers plenty of space for out of sight storage.

From the landing there are three double bedrooms, the main which is generously proportioned has a range of wardrobes and drawers along with built in wardrobes and a storage cupboard. This bedroom benefits from an en-suite shower room with a walk in shower, wash stand with oval sink unit and low level w.c. The walls and floor are tiled and there are ceiling downlights. The two further bedrooms, one of which is currently used as a craft room, are of a good size and bedroom three has a range of sliding door wardrobes. The family bathroom has a panelled bath with a shower unit over, vanity wash hand basin and low level w.c.

The single integral garage is accessed from the driveway and opens with an electric roller shutter door. To the rear of the garage there is space and plumbing for a washer and plenty of space for further electrical white goods.

To the front the garden is easy to maintain with a driveway and block paving and a side gated pathway runs alongside the property to the rear. A private enclosed garden to the rear offers a sunny retreat with paved patio areas, ideal with al fresco dining, a lawned garden with borders containing mature plants and shrubs and a central gazebo creating a peaceful oasis.

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Situated in the increasingly popular town of Amble with its working harbour, Little Shore Beach and Pier, the town is brimming with fabulous restaurants and coffee shops along with supermarkets and independent shops, leisure amenities and schools for children of all ages. This vibrant town combines the best of coastal living and modern convenience with excellent access to the surrounding larger towns and picturesque villages dotted along this glorious coastline. This is an ideal location for all types of buyers, whether first time, young families or the mature and/or retired couples. Amble has a strong sense of community and an early viewing of this outstanding property is strongly recommended.

ENTRANCE HALL

DOWNSTAIRS W.C.

LOUNGE THROUGH TO DINING ROOM 16'3" max x 12'7" max (4.95m x 3.84m)

GARDEN ROOM 16'9" x 11'11" (5.11 x 3.63m)

DINING KITCHEN 17'7" max x 9'8" to front of cupboard 5.36m x 2.95m)

LANDING

BEDROOM ONE 13'8" wardrobe door x 9'8" (4.17m x 2.95m)

EN-SUITE SHOWER ROOM

BEDROOM TWO 11'11" x 8'11" (3.63m x 2.72m)

BEDROOM THREE 9'11" x 9'7" (3.02m x 2.92m)

BATHROOM

DRIVEWAY, GARAGE AND GARDENS

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains Gas

Broadband: FTTP

Mobile Signal Coverage Blackspot: No

Parking: Garage & Driveway

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

AL009588/LP/HH/12.05.26/V.1/15.05.26/V.2

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	72 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.

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