



## Etal Drive Amble

- Recently Built Detached House
- Four Bedroom / Two Bathroom
- Fine Open Outlook to Rear
- Driveway, Garage & Enclosed Garden to Rear
- Viewing Strongly Recommended

**£ 270,000**



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# Etal Drive, Amble NE65 0GS

Commanding a glorious open aspect over adjoining countryside to the rear this ultra modern detached house was built in recent years to a high standard. Other attractions include - balance of builders warranty, gas central heating and upvc double glazing. The floor plan comprises - entrance hall, lounge, stylish open plan kitchen / diner with comprehensive range of high gloss finish wall and floor cabinets, utility, guest cloakroom, landing, four bedrooms with en suite shower / wc to master and family bathroom / wc. Externally there is a garage, double width drive and low maintenance gardens, the rear being totally enclosed suitable for small children, pets, etc. Amble is an up and coming traditional harbour town with many shopping and leisure amenities along with Amble Harbour Village retail pods, Little Shore Beach and Pier. There are regular bus services to the larger towns and surrounding villages and the train station in Alnmouth provides services to Newcastle, Edinburgh and beyond. Travelling south along the coastal road will bring you to Druridge Bay Country Park with a water sports lake, countryside walks and a glorious wide sandy bay. Closer to Amble, Low Hauxley has a lovely beach overlooking Coquet Island and a nature reserve with many wildlife and bird species. An early appointment to view is strongly recommended.

## ENTRANCE HALLWAY

Stairs to the first floor. Radiator & vinyl flooring.

## LOUNGE 15'10" (4.83m) x 11'0" (3.61m)

uPVC double glazed window to front. Radiator. Double doors onto kitchen/diner.

## KITCHEN / DINING ROOM 18'6" (5.64m) x 10'3" (3.12m) plus understairs storage cupboard

uPVC double glazed window to rear. Fitted with a range of wall, base and drawer units with work surfaces and a one and a half bowl stainless steel sink unit with mixer tap. Built in oven with gas hob with extractor fan over. Spotlights to kitchen end.

The dining end has French doors onto the rear garden.

## UTILITY

Double glazed panelled door to side. Plumber for washing machine. Radiator.

## CLOAKS/W.C

Double glazed frosted window, low level wc, wash hand basin & vinyl floor.

## FIRST FLOOR LANDING

Built in storage cupboard and loft access.

## BEDROOM ONE 14'4" (4.37m) x 13'3" (4.04m) max point into overstairs recess and cupboard

uPVC double glazed window to front. Radiator.

## EN-SUITE

Upvc double glazed window to side. Pedestal wash hand basin, low level wc, shower cubicle with mains shower, part tiling to walls and radiator.

## BEDROOM TWO 12'3" (3.73m) x 9'3" (2.82m)

uPVC double glazed window to front. Radiator.

## BEDROOM THREE 9'3" (2.82m) x 9'7" (2.92m)

Upvc double glazed window to rear over the fields. Radiator.

## BEDROOM FOUR 9'9" (2.97m) x 7'4" (2.24m)

Upvc double glazed window to rear over the fields. Radiator.

## BATHROOM

uPVC double glazed window to rear. Fitted panelled bath with mains shower over, pedestal wash hand basin, low level wc,. Radiator & part tiling to walls.

## OUTSIDE

To the front of the property there is a driveway for off road parking leading to the single garage. The rear garden is of an excellent size with artificial lawn, screen fencing and garden shed. A paved patio provides a lovely outdoor space to sit and enjoy the warmer months of the year.

## GARAGE

Single garage with up and over door.

## TENURE

Leasehold. It is understood that this property is leasehold. Should you decide to proceed with the purchase of this property, the Tenure and associated details and costs must be verified by your Legal Advisor before you expend costs.

Length of Lease: 999 yrs from 2017 - 993 yrs remaining

Ground Rent: £150 Per Annum

Service Charge: £84.83 Per Annum

Council Tax Band: C

EPC Rating: C

AM0004222/BJ/HH/02082023/V.1 21112023 amended price



Score	Energy rating	Current	Potential
92+	A		
81-91	B		85
69-80	C	74	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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