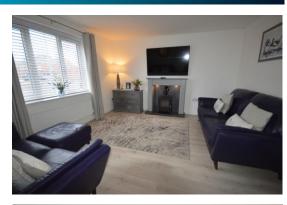


# Gannet Drive Amble

- Detached House
- Three Bedrooms, Master En-Suite
- Impeccably Presented
- Gardens & Garage
- Viewing Is Strongly Recommended

£ 245,000







# Gannet Drive,

# Amble NE65 OFR

You would be forgiven for thinking you have walked into a Persimmon show home when entering the property. Located diagonally opposite the sales office at the entrance to this sought after development we believe this is the first resale of the 'Hatfield' style detached house. Occupying a lovely plot with landscaped sunny enclosed rear garden, the current owners have spent many thousands of pounds on upgrading the property including expensive quartz worktops & splashbacks to kitchen, built in wardrobes to master bedroom and feature wall coverings. Deliberately priced less than the brand new indentical style of home to generate lots of interest. Meticulously maintained with balance of NHBC warranty, gas centrally heated, upvc double glazed and combination of luxury vinyl & carpet floor coverings.

Offering well balanced accommodation the layout comprises: Hallway with composite entrance door, guest cloakroom, front lounge, superb upgraded kitchen/diner with extensive range of matt cabinets, matching worktops and built in oven, hob, extractor, fridge, freezer & dishwasher. There are twin french doors from dining area leading to the rear garden and garage, there is a utility off this room with quartz worktops & Dumbing for washing machine. At first floor level there is a landing with built in linen cupboard, master bedroom with built in wardrobes & Dersuite facilities with fully tiled shower cubicle with mains operated shower, pedestal wash hand basin & wc, second bedroom, third bedroom and family bathroom/wc which has an electric shower over the bath. Guaranteed to impress, viewing is imperative.

Hallway
Guest Cloakroom
Lounge 12'11" (3.94m) x 12'1" (3.68m) at max point
Kitchen / Diner 17'10" (5.44m) x 9'3" (2.82m)
Utility
Landing
Bedroom One 12'10" (3.91m) x 10'8" (3.25m) into wardrobes
Bedroom Two 9'6" (2.90m) x 9'3" (2.82m)
Bedroom Three 9'5" (2.87m) x 8'6" (2.59m)
Family Bathroom/ WC

#### PRIMARY SERVICES SUPPLY

Electricity: MAINS Water: MAINS Sewerage: MAINS Heating: MAINS

Broadband: FIBRE IN CABINET Mobile Signal Coverage Blackspot: NO

Parking: DRIVEWAY

#### MINING

The property is not known to be on a coalfield and not known to be directly impacted by the effect of other mining activity. The North East region is famous for its rich mining heritage and confirmation should be sought from a conveyancer as to its effect on the property, if any.

### RESTRICTIONS AND RIGHTS

Listed? NO
Restrictions on property? NO
Easements, servitudes or wayleaves? NO
Public rights of way through the property? NO

#### RISKS

Flooding in last 5 years: NO
Risk of Flooding: ZONE 1
Any flood defences at the property: NO
Coastal Erosion Risk: LOW
Known safety risks at property (asbestos etc...): NO

#### **BUILDING WORKS**

Any known planning permissions or proposals in the immediate locality: YES Outstanding building works at the property: NO

#### ACCESSIBILITY

This property has no accessibility adaptations:

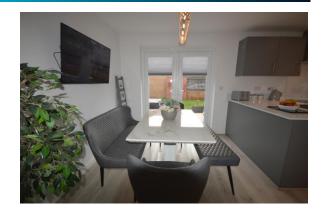
#### TENUR

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: C

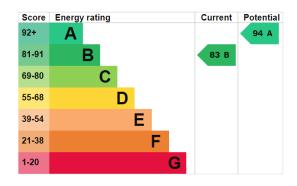
EPC RATING: B

AM0004341/BJ/HH/23012024/.V.2









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.

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.

16 Branches across the North-East

