



Gannet Drive Amble

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

£ 245,000



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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 identical 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 & plumbing for washing machine. At first floor level there is a landing with built in linen cupboard, master bedroom with built in wardrobes & en-suite 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:

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: C

EPC RATING: B

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



Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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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

