



## Chillingham Court Amble

Situated in a highly popular and well regarded location within walking distance to Amble town centre, a generous and well presented four bedroom two reception room modern detached property. The property offers excellent accommodation throughout and benefits from uPVC double glazing and gas central heating. With well appointed dining kitchen and bathrooms, an early viewing of this exceptional property is strongly recommended. The property is a great choice for any purchaser looking for a detached property situated in a coastal town with great amenities.

### Offers Over £310,000

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# Chillingham Court,

## Amble NE65 0GP

The bright and airy family accommodation briefly comprises to the ground floor: entrance hall, lounge and separate dining room, dining kitchen, utility room and downstairs w.c. To the first floor from the spacious landing there are four bedrooms, the main bedroom with en-suite and there is a separate family bathroom. Outside the property stands within an excellent size plot with attractive landscaped and neatly tended gardens. To the front a central pathway leads to the entrance door with lawn areas either side and a mature crab apple tree. The pathway leads to a gated side entrance to the rear garden with a lawn and two patio areas which provides lovely outdoor spaces to sit and enjoy the warmer months of the year. The property is being sold with a large garden shed. The driveway for two cars accesses the single garage with electric roller shutter door. Amble is a thriving harbour town with many shops, cafes and restaurants along with Amble Harbour Village retail pods, Little Shore Beach and Pier. It caters for all ages with schools for children of all ages and leisure amenities and has become a popular destination for anyone moving into the area from the young families to the retired. The local bus service connects Alnwick and Morpeth with connections to Newcastle and Berwick 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 watersports lake, countryside walks and a glorious wide sandy bay.



### ENTRANCE HALL

Composite entrance door. Stairs to the first floor, radiator. Tiled floor.

### LOUNGE 13'2" (4.01m) x 10'8" (3.25m)

uPVC double glazed window to front. Radiator. Fibre broadband installed.

### DINING ROOM 11'1" (3.38m) x 9'9" (2.97m)

uPVC double glazed windows to front. Radiator. Tiled floor.

### BREAKFAST KITCHEN 20'7" (6.27m) max x 10' 2 (3.10m) max

uPVC double glazed French doors and window to rear. Fitted with a range of wall, base and drawer units with work surfaces and upstands and a one and a half bowl sink unit with mixer tap. Fitted gas hob with electric oven and extractor over with tiled splashback. Integral fridge freezer & dishwasher. Radiator, ceiling downlights. Tiled floor.

### UTILITY ROOM 6'11" (2.11m) x 5'3 (1.60m)

Composite door to rear. Fitted units with work surfaces and upstands. Space for washer and dryer. Central heating boiler. Radiator. Tiled floor.

### DOWNSTAIRS W.C.

Wash hand basin, low level w.c. Radiator. Tiled floor.



## LANDING

uPVC double glazed window to side. Storage cupboard, loft access.

## BEDROOM ONE 13'1" (3.99m) max x 11'5 (3.48m) max into wardrobes

uPVC double glazed window to rear. Fitted wardrobes. Radiator.

## EN-SUITE SHOWER ROOM

uPVC double glazed window to rear. Shower cubicle with fitted shower attachment. Pedestal wash hand basin, low level w.c. Radiator, tiled walls, fan.

## BEDROOM TWO 9'11" (3.02m) max x 9'0" (2.74m) max

uPVC double glazed windows to front. Radiator.

## BEDROOM THREE 13'0" (3.96m) max into wardrobes x 8' (2.44m) max

uPVC double glazed window to rear. Radiator.

## BEDROOM FOUR 8'3" (2.52m) x 7'9" (2.36m)

uPVC double glazed window to front. Radiator.

## BATHROOM

uPVC double glazed window to rear. Panelled bath, pedestal wash hand basin, low level w.c. Radiator, tiled walls, tiled floor & fan.

## OUTSIDE

### GARAGE

A driveway providing off road parking accesses for two cars and garage with electrical roller shutter door, power and light.

To the front of the property there is a central pathway leading to the front entrance door with lawns to each side. The pathway extends to the side of the property, which is gated, to the rear garden. There is a lawn and paved patio area together with a further patio at the rear of the garage which provides lovely outdoor spaces to sit and enjoy the warmer months of the year. The attractive garden has two outside taps and is bordered by timber fencing.

### 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

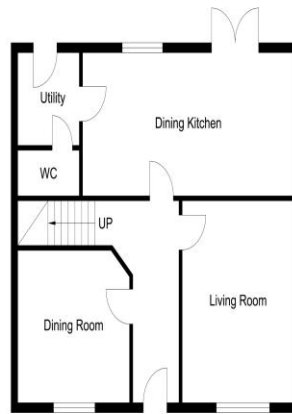
**Council Tax Band: D**

**EPC Rating: C**

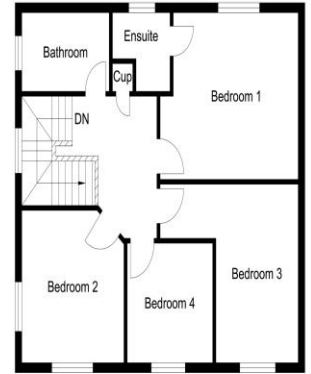
AM0004165/LP/HH/17052023/V.2 amended price 24042024 -HH



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



Ground Floor



First Floor



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