



Puffin View | Amble | NE65 0ZE

**£285,000**

This beautifully presented detached three-bedroom home in a picturesque coastal village offers stylish, move-in-ready living with spacious interiors, a lovely garden, garage, and ideal access to schools, green spaces, and transport links—perfect for modern family life.

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## FREEHOLD DETACHED HOUSE

### THREE BEDROOMS

### EN-SUITE SHOWER ROOM

### DINING-KITCHEN

## UTILITY

### DOWNSTAIRS W.C.

### DETACHED GARAGE

### ENCLOSED PRIVATE REAR GARDEN

For any more information regarding the property please contact us today

## 2 Puffin View, Amble NE65 0ZE

Welcome to this beautifully presented detached house located in a picturesque coastal village, perfect for families seeking both comfort and a vibrant lifestyle. Set within a desirable new housing development, this immaculate property offers stylish and contemporary living, ready for you to move straight in and make it your own.

The entrance hall leads to the dining kitchen, W.C., and separate welcoming separate reception room positioned at the front of the house, ideal for relaxing evenings or entertaining guests. The heart of the home is the open-plan dining kitchen, which floods with natural light and features ample space for family meals and social gatherings. Additional convenience comes from a utility room and a handy downstairs W.C., ensuring the practical needs of everyday living are effortlessly met.

Upstairs, you will find three spacious bedrooms, offering everyone their own comfortable retreat. The principal bedroom boasts its own en-suite bathroom, perfect for a touch of privacy and indulgence. A further well-appointed bathroom serves the additional bedrooms.

Outside at the rear, there is a private lawn garden – a real highlight for those who enjoy outdoor living, gardening, or simply soaking up the fresh coastal air. With parking and a single garage included, there's plenty of room for your vehicles and storage needs.

The location is second to none, with easy access to green spaces, public transport links, sought-after walking and cycling routes, and nearby schools. This fantastic home, with its EPC rating of B, combines a peaceful coastal setting with everyday convenience.

### HALL

Composite door | UPVC window | Staircase to first floor | Storage cupboard | Door to W.C, lounge and dining kitchen

### LOUNGE 12'10" x 12'2" (3.91m x 3.71m)

UPVC double-glazed window | Radiator | Door to hall

### DINING KITCHEN 18'1" x 9'4" (5.51m x 2.84m)

Fitted units incorporating; gas hob & extractor hood, electric oven, space for dishwasher and fridge freezer

UPVC double-glazed window | UPVC double-glazed French doors to rear garden | Radiator | Downlights | Doors to; hall and utility

### UTILITY

External composite door | Central heating boiler | Base unit and worktop with space for a washing machine | Radiator | Storage cupboard

### W.C

Low level W.C | Pedestal wash-hand basin | Radiator | Extractor fan

### LANDING

UPVC double-glazed window | Storage cupboard | Loft access hatch

### BEDROOM ONE 12'10" x 10'10" (3.91m x 3.30m)

UPVC double-glazed window | Radiator | Door to ensuite

### ENSUITE

Tiled corner shower cubicle with mains shower | Close-coupled W.C | Pedestal wash-hand basin | UPVC double-glazed frosted window | Radiator | Extractor fan

### BEDROOM TWO 9'5" x 9'2" (2.87m x 2.79m)

UPVC double-glazed window | Radiator

### BEDROOM THREE 8'6" x 9'5" (2.59m x 2.87m)

UPVC double-glazed window | Radiator

### BATHROOM

Bath with tiled surround | Close-coupled W.C | Pedestal wash-hand basin | Radiator | Extractor fan

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**GARAGE (DETACHED) 10' 6" x 20' 3" (3.20m x 6.17m)**

Up and over door | Light and power

**REAR GARDEN**

Laid mainly to lawn, wall and fence boundaries | Patio area with raised flower beds

**FRONT GARDEN**

Laid mainly to lawn

**PRIMARY SERVICES SUPPLY**

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Gas central heating

Broadband: Fibre to premises

Mobile Signal Coverage Blackspot: No known issues

Parking: Garage &amp; 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.

**CONSTRUCTION**

We have been informed by the vendor that the property has a timber frame construction

**AGENTS NOTE**

We have been advised by the vendor that once the estate is completed there will be a service fee for maintenance of the landscaped areas which is estimated to be £175 per annum. This is to be confirmed.

**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**

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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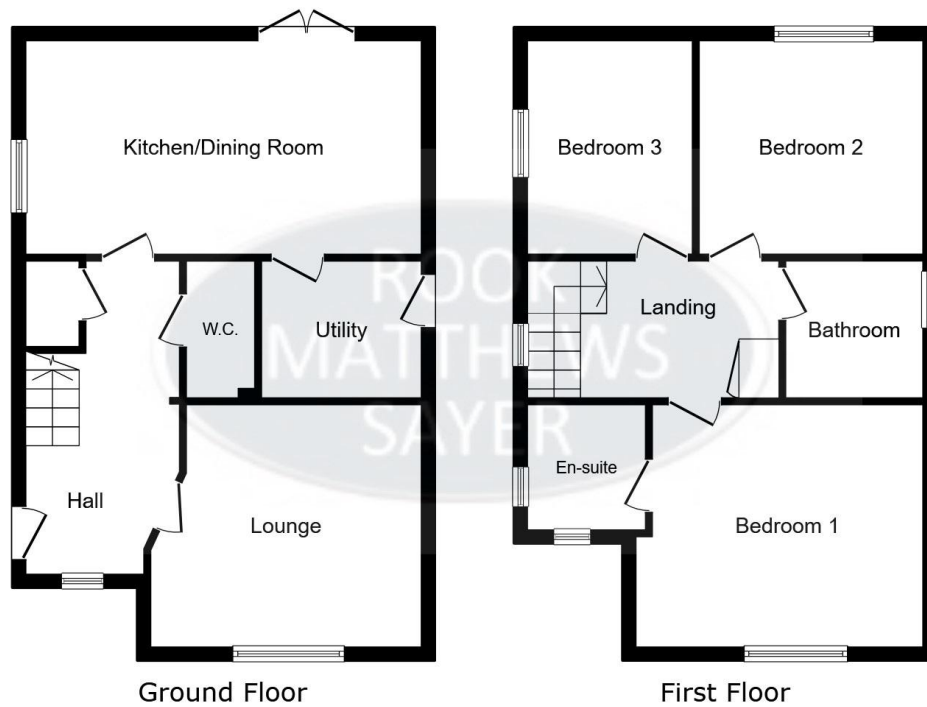


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**Money Laundering Regulations** – intending purchasers will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We will also use some of your personal data to carry out electronic identity verification. This is not a credit check and will not affect your credit score.



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