



Petrel Place | Amble | NE65 0DE

£280,000

A meticulously maintained modern detached home extensively enhanced from new and situated in the highly sought after and desirable traditional harbour town of Amble, this property is arguably one of the finest examples of its kind. Owned from new by the current vendors, this incredibly stunning home boasts a wealth of developer upgrades, all carefully selected to enhance both the interior and exterior and impeccably preserved. One of the most striking features is the location of the property on the development, one of the select few situated adjacent to open fields with a countryside walk down to the coastline.

ROOK
MATTHEWS
SAYER



3



1



2

EXCEPTIONAL INTERIOR

ADJACENT TO FIELDS

WEALTH OF UPGRADES

EN-SUITE TO BEDROOM

FABULOUS LANDSCAPED GARDEN

VIEWING ADVISED

THREE BEDROOM DETACHED

OUTSTANDING LIVING SPACE

For any more information regarding the property please contact us today

The well proportioned layout of the living space is bound to impress. The entrance hall is practical and welcoming with tiled flooring with the convenience of a downstairs w.c. The lounge situated to the front is spacious and the well appointed dining kitchen situated to the rear is stylish with granite worktops and integrated appliances including oven, hob and extractor, dishwasher and fridge freezer. The dining room area is bright with French doors opening out to the fabulous garden and provides ample space for a dining table for entertaining and family meals. The property benefits from a utility room with an integrated washer and an excellent size built in cupboard for storage.

From the bright and airy landing, the main bedroom benefits from a range of built in wardrobes with views from the window across to the countryside. The bedroom is further enhanced by an en-suite shower room, finished with high quality tiling. Bedrooms two and three are of an excellent size and there is a bathroom featuring a shower over the bath which is fully tiled.

Gardens surround the front of the property and a gate leads to the rear where the outdoor space is a true highlight. Perfectly landscaped with an easy to maintain artificial lawn, patios to sit and relax and a pathway guiding you to steps down to the private seating area, ideal for relaxation or entertaining.

By dusk, the garden transforms into an oasis of tranquil mood lighting. The garden is enclosed by brick walling and timber fencing and a gate accesses the detached garage to the rear with a security roller shutter door.

Amble is a thriving harbour town with plenty of shops, cafes and restaurants along with Amble Harbour Village with retail pods, Little Shore Beach and Pier. From the harbour there are boat trips to Coquet Island with sightings of grey seals, roseate terns and puffins and dolphins are often spotted on the trips and from the Pier.

Travelling south along the coastal road will bring you to Druridge Bay Country Park with its watersports lake, countryside walks and a glorious wide sandy bay.

From Amble, the transport links are regular visiting Morperth, Alnwick with connections to Newcastle and Berwick and the train station in Alnmouth provides a fast train service to Edinburgh, Newcastle and beyond. There are schools for children of all ages and Amble has a huge community spirit with plenty of events taking place.

With its superb accommodation decorated in a neutral and elegant colour scheme, a wealth of premium upgrades totalling over £25,000 and an enviable landscaped garden, this is a truly exceptional family home in an outstanding location and an early viewing to fully appreciate all that this superior property has to offer.

T: 01665 713358

Amble@rmsestateagents.co.uk

**ROOK
MATTHEWS
SAYER**



ENTRANCE HALL

DOWNSTAIRS W.C.

LOUNGE 12'11" (3.94m) max x 12'3" (3.73m) max

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

(2.84m) max

UTILITY ROOM

LANDING

BEDROOM ONE 12'11" (3.94m) max x 10'9"

(3.27m) max

EN-SUITE SHOWER ROOM

BEDROOM TWO 9'6" (2.90m) x 9'6" (2.90m)

BEDROOM THREE 9'6" (2.90m) x 8'3" (2.53m)

BATHROOM

GARAGE, DRIVEWAY AND GARDENS

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains

Broadband: Fibre

Mobile Signal Coverage Blackspot: No

Parking: Driveway and Garage

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

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

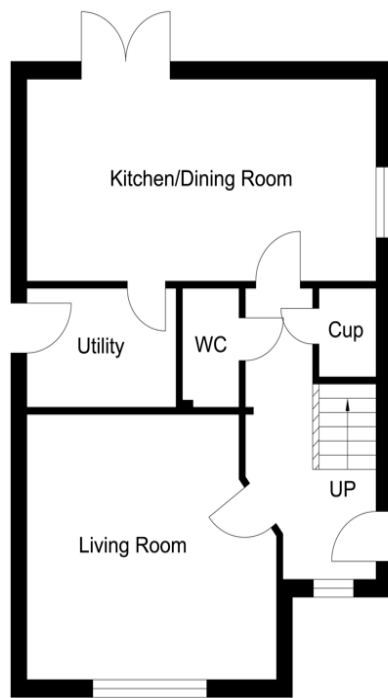
AM0004679/LP/LP/10062025/V.1



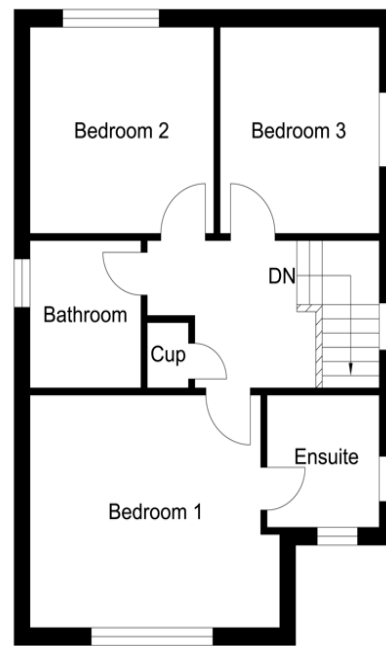
T: 01665 713358

Amble@rmsestateagents.co.uk

ROOK
MATTHEWS
SAYER



Ground Floor



First Floor

Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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



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.

T: 01665 713358

Amble@rmsestateagents.co.uk

ROOK
MATTHEWS
SAYER