



Warkworth Way | Amble | NE65 0FZ

£300,000

A well-presented four-bedroom detached family home in a popular modern development in Amble, offering flexible reception space, an open-plan dining kitchen with utility, en-suite master bedroom, garden, detached garage with ample parking, and convenient access to coastal walks, local amenities, and transport links.

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DETACHED HOUSE

FREEHOLD

LIVING ROOM & FAMILY ROOM

DETACHED GARAGE & DRIVE

DINING KITCHEN

EN-SUITE TO MASTER

UTILITY & DOWNSTAIRS W.C.

LANDSCAPED REAR GARDEN

For any more information regarding the property please contact us today

This fantastic four-bedroom detached house is offered for sale within a popular modern development in Amble on the Northumberland coast.

The impressive double-fronted property provides two separate reception rooms, offering flexible space for family living and entertaining. The open-plan dining kitchen forms a central hub to the home, with dedicated dining space and an adjoining utility room. A downstairs W.C. is conveniently located off the utility. Upstairs, the master bedroom benefits from an en-suite, complemented by two further double bedrooms and a good size single bedroom, along with a family bathroom, providing practical accommodation for families.

Externally, the property enjoys a landscaped garden that includes a summer house, a detached single garage with light and power, and a generous driveway offering ample parking.

Amble town centre, with its shops, cafés, harbour village and marina, is within easy reach, as are local amenities and schools, making the location suitable for day-to-day needs. The area offers attractive green spaces, nearby parks and a range of walking and cycling routes, including coastal paths towards Warkworth and Druridge Bay.

Public transport links include bus services through Amble with connections to Alnwick, Morpeth and Newcastle. Mainline rail services are available from Alnmouth station, typically offering journeys to Newcastle in around 30 minutes and Edinburgh in around 1 hour. Road links via the A1068 and A1 provide further access around the region.

The property has an EPC rating of C. This detached family house represents a practical home in a well-regarded coastal town setting.

ACCOMMODATION

ENTRANCE HALL

Double glazed composite entrance door | Radiator | Staircase to first floor, doors to; family room, living room, dining kitchen

LIVING ROOM 13' 2" x 10' 8" (4.01m x 3.25m)

UPVC double-glazed window | Radiator

FAMILY ROOM 10' 8" x 9' 9" (3.25m x 2.97m)

UPVC double-glazed window | Radiator

DINING KITCHEN 20' 3" x 9' 5" (6.17m x 2.87m)

Fitted cabinets incorporating; gas hob, double electric oven, extractor hood, 1.5 stainless steel sink, space for dishwasher, space for fridge freezer | UPVC double glazed window and French doors | Ceiling downlights

UTILITY 5' 2" x 6' 1" (1.57m x 1.85m)

Fitted wall and base unit with worksurface incorporating; space for washing machine, space for under counter freezer or tumble dryer | Wall mounted central heating combi-boiler | Extractor | Door to WC

WC

Close coupled W.C | Wash-hand basin with tiled splash-back | Radiator | UPVC double glazed frosted window

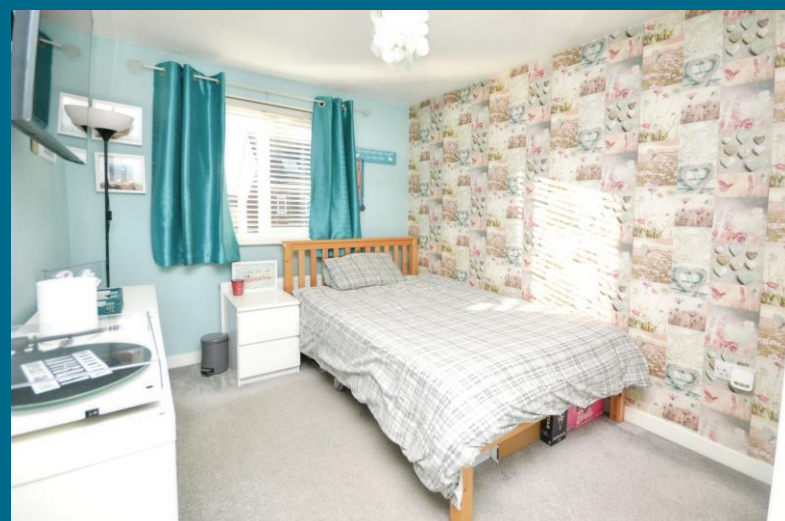
FIRST FLOOR LANDING

UPVC double-glazed window | Loft access hatch | Doors to bedrooms and bathroom

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BEDROOM ONE (rear) 12' 10" max x 11' 4" (3.91m max x 3.45m)

UPVC double glazed window | Radiator | Door to ensuite

ENSUITE

Tiled shower cubicle incorporating; mains shower and bifold glass door, close couple WC, pedestal wash-hand basin, tiled walls, radiator, UPVC double glazed frosted window, ceiling downlights, extractor fan



BEDROOM TWO (front) 11' 7" x 8' 6" (3.53m x 2.59m) plus door recess

UPVC double glazed window | Radiator

BEDROOM THREE (front) 9' 8" x 9' 0" (2.94m x 2.74m)

UPVC double glazed window | Radiator

BEDROOM FOUR (front) 8' 2" x 7' 9" (2.49m x 2.36m)

UPVC double glazed window | Radiator

BATHROOM (rear) 8' 2" x 6' 4" (2.49m x 1.93m)

Bath with mains shower and glass screen | Close coupled W.C | Pedestal wash-hand basin | Part tiled walls | Radiator | Shaver point | Extractor | UPVC double-glazed frosted window | UPVC panelled ceiling with downlights



GARAGE 17' 6" x 8' 8" (5.33m x 2.64m)

Up and over garage door | Light and power supply

EXTERNALLY

Front garden mainly laid to lawn, with a central path leading to the front entrance door

Landscaped rear garden with lawn | Patio area | Decking | Summer house | Electric power sockets | Gate access leading to the front of the house | Rear gate leading to the garage

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: gas central heating - Combi boiler

Broadband: Fibre to premises

Mobile Signal Coverage Blackspot: No known issues

Parking: Garage/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.

ACCESSIBILITY

This property has level access and wide door-ways

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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