



Gloster Park | Amble | NE65 0HQ

**£350,000**

A spacious larger-style detached family home in a sought-after Amble location, offered with no onward chain. This versatile property features two reception rooms and four generously sized bedrooms – master with en-suite. Additional living space provided by a sun room overlooking the substantial rear garden. Multi-vehicle parking available on the block-paved double driveway and double garage. A superb family home close to local schools, amenities, and Amble's coastal attractions.

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## LARGER-STYLE DETACHED HOUSE

### SOUGHT-AFTER COASTAL LOCATION IN THE TOWN OF AMBLE

### TWO SEPARATE RECEPTION ROOMS WITH CONNECTING DOORS

### MASTER BEDROOM WITH EN-SUITE & FITTED WARDROBES

## FOUR GENEROUS DOUBLE BEDROOMS

### SPACIOUS DINING KITCHEN & SEPARATE UTILITY ROOM

### LARGE SUN ROOM OVERLOOKING REAR GARDEN

### BLOCK-PAVED DOUBLE DRIVEWAY, GARAGE & REAR GARDEN

For any more information regarding the property please contact us today

187 Gloster Park, Amble, NE65 0HQ

Situated in a highly desirable residential area within the coastal town of Amble, this larger-style detached property offers spacious and versatile accommodation, ideal for modern family living. Offered with no onward chain, the home presents a rare opportunity for a smooth and uncomplicated purchase.

The property is approached via a block-paved double driveway providing ample off-street parking and access to a double garage, complemented by a neat front lawned garden.

Inside, the home offers generous and well-balanced living space throughout. There are two separate reception rooms, thoughtfully designed with connecting doors, allowing for either open-plan flow or separation when preferred—ideal for both entertaining and family life. The accommodation is further enhanced by a spacious dining kitchen, offering excellent room for family dining and everyday living, alongside a separate utility room providing additional practicality.

A particular feature of the home is the large sun room, enjoying lovely views over the rear garden and creating a bright and relaxing additional living space.

Upstairs, there are four well-proportioned double bedrooms, making this a superb option for growing families. Bedrooms two and three have fitted wardrobes, and the master bedroom benefits from both fitted wardrobes and a private en-suite shower room. A family bathroom completes the accommodation on this floor.

To the rear, the property boasts a substantial, flat garden laid mainly to lawn, offering an excellent outdoor space for children, entertaining, or future landscaping. In addition, there is a dedicated hardstanding area suitable for a greenhouse or garden shed, enhancing the garden's versatility.

This is a fantastic opportunity to acquire a spacious family home in a popular coastal location, within easy reach of local schools, amenities, and Amble's beautiful harbour and coastline.

#### ENTRANCE HALL

Double-glazed composite entrance door | Tiled floor | Radiator | Dado rail | Coving to ceiling | Staircase to first floor | Doors to; living room, dining kitchen and W.C.

#### W.C.

Close-coupled W.C. | Wash hand-basin with tiled splashback | Tiled floor | UPVC double-glazed frosted window | Radiator

#### LIVING ROOM (Front) 20' 10" x 17' 11" (6.35m x 5.46m)

UPVC double-glazed window | Radiator | Period style fireplace for use as an open fire | Engineered wood floor | Coving to ceiling | Glazed double doors to dining room

#### DINING ROOM 12' 10" x 9' 2" (3.91m x 2.79m)

Double-glazed sliding patio doors to conservatory | Radiator | Engineered wood floor | Coving to ceiling | Glazed double doors to living room and door to dining kitchen

#### CONSERVATORY (Rear) 14' 4" x 8' 1" (4.37m x 2.46m)

Timber framed double-glazed windows and door leading to garden | Engineered wood floor | Radiator | Wall lights and electric power sockets

#### DINING KITCHEN (Rear) 15' 9" x 10' 11" (4.80m x 3.32m)

Fitted with a comprehensive range of wall and base units incorporating; integrated NEFF gas hob with splashback and extractor hood, double electric NEFF oven, space for dishwasher, 1.5 sink, tiled splash backs

Radiator | Tiled floor | UPVC double-glazed window overlooking rear garden | Storage cupboard

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#### UTILITY 8' 11" x 7' 10" (2.72m x 2.39m)

Fitted sink unit incorporating space for a washing machine and tumble dryer | Cupboard housing gas combi boiler | Tiled floor | Tiled walls | Radiator | UPVC double-glazed window and door to rear garden | Doors to garage and dining kitchen

#### FIRST FLOOR LANDING

Storage cupboard | Coving to ceiling | Loft access hatch | Doors to bedrooms and bathroom

#### BEDROOM ONE (Front) 13' 1" x 10' 10" plus wardrobes (3.98m x 3.30m plus wardrobes)

Two double built-in wardrobes with hanging rail and shelf | UPVC double-glazed bay window | Radiator | Door to en-suite

#### EN-SUITE (Front)

Single wet wall shower cubicle incorporating a mains shower and glass door | Close-coupled W.C. | Fitted cabinet with integrated wash hand-basin and tiled splashback | Radiator | Shaver point | Part-tiled walls | UPVC double-glazed frosted window

#### BEDROOM TWO (Front)

9' 4" x 12' 9" plus wardrobe (2.84m x 3.88m plus wardrobe)

Built-in double wardrobe with shelf and hanging rail | Radiator | UPVC double-glazed window

#### BEDROOM THREE (Rear)

9' 5" x 8' 11" plus wardrobe (2.87m x 2.72m plus wardrobe)

Built-in double wardrobe with shelf and hanging rail | Radiator | UPVC double-glazed window overlooking rear garden

#### BEDROOM FOUR (Rear) 9' 7" x 10' 10" (2.92m x 3.30m)

UPVC double-glazed window overlooking rear garden | Radiator

#### MAIN BATHROOM (Rear) 9' 6" x 10' 10" (2.89m x 3.30m)

'P' shaped bath with electric shower and glass shower screen | Pedestal wash hand-basin | Close-coupled W.C. | Tiled walls and floor | Extractor fan | Shaver point | Radiator | UPVC double-glazed frosted window

#### PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains Gas

Broadband: Open Reach Website confirms Full Fibre Broadband is available in the area

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.

#### 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: E

EPC RATING: Currently awaiting EPC



AL009384/DM/TB.27.04.26/V1



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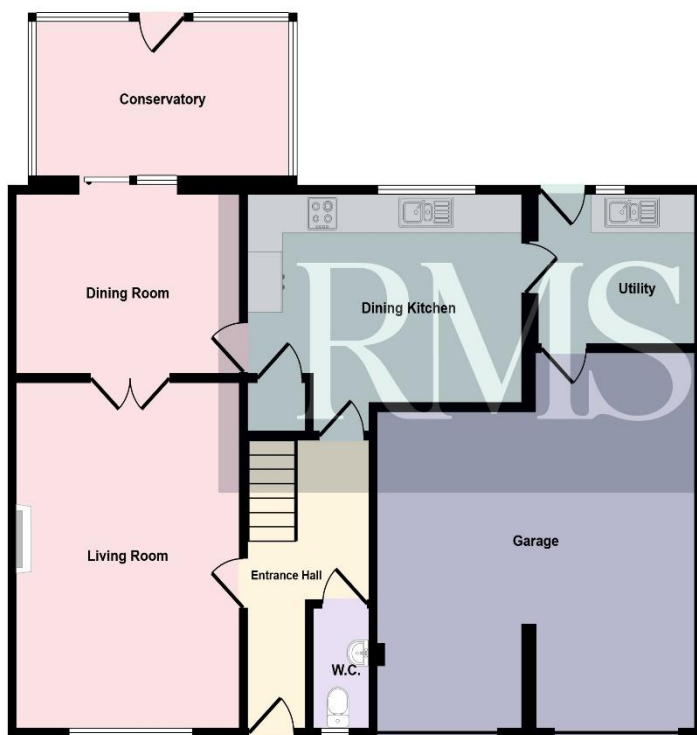
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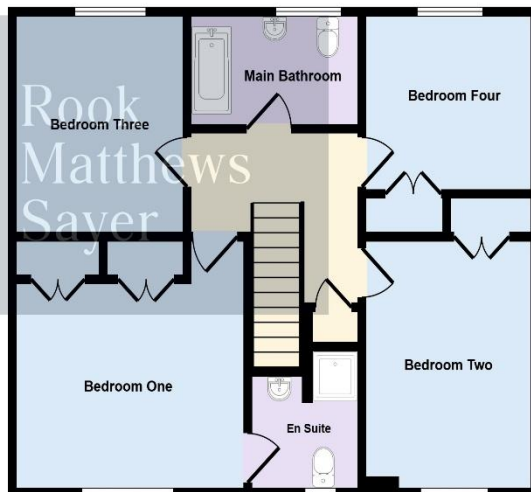




Approx Gross Internal Area  
173 sq m / 1864 sq ft



Ground Floor  
Approx 108 sq m / 1157 sq ft



First Floor  
Approx 66 sq m / 707 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

AL009384 VERSION 1

**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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