



Pelican Road | Amble | NE65 0FX

£439,950

A beautifully presented five-bedroom detached home in a prime Amble location, offering spacious, stylish living with excellent privacy and a stunning south-facing landscaped garden. Featuring open plan living, multiple reception rooms, solar panels, and a remaining builder's guarantee, this turnkey property combines modern comfort with coastal convenience—available with no upper chain.

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DETACHED HOUSE

EN-SUITES ON TWO BEDROOMS

PRIME POSITION ON MODERN DEVELOPMENT

BEAUTIFULLY PRESENTED THROUGHOUT

SPACIOUS OPEN PLAN LIVING

LANDSCAPED REAR GARDEN WITH SUNNY SOUTHERLY ASPECT

LARGER DETACHED GARAGE WITH DRIVEWAY

NO ONWARD CHAIN

For any more information regarding the property please contact us today

Situated in a highly sought-after position on a modern development in Amble, this beautifully presented detached home offers generous living space, stylish interiors, and an exceptional level of privacy, with the property not being overlooked to the front, and a private rear garden.

Ideally located for easy access to the stunning Northumberland coastline, this impressive residence is perfect for families seeking both comfort and convenience in a desirable setting. The property further benefits from solar panels, enhancing energy efficiency and reducing running costs, and remains under the builder's guarantee, offering additional peace of mind.

The ground floor boasts two well-proportioned reception rooms, ideal for both formal entertaining and relaxed family living. At the heart of the home is a spacious open plan living/dining/kitchen area, thoughtfully designed to create a bright and sociable space. A separate utility room adds further practicality.

Upstairs, the property offers five bedrooms, including four doubles and a single, providing flexible accommodation for growing families or home working. Two of the bedrooms benefit from ensuite facilities, one of which features both a bath and separate shower. The main family bathroom is equally well-appointed with a bath and shower.

Externally, the standout feature is the beautifully landscaped and manicured walled rear garden, enjoying a sunny southerly aspect—perfect for outdoor dining, entertaining, or simply relaxing in a private and tranquil setting.

The property also benefits from a larger-than-average detached garage and a driveway located to the rear. Offered to the market with no upper chain, this exceptional home presents a rare opportunity to acquire a turnkey property in a prime coastal location.

Entrance hall

Double glazed composite entrance door and UPVC double glazed window, radiator, laminate floor, staircase to first floor, doors to; living room, dining room, storage cupboard, WC, and open plan living/dining/kitchen.

Living room (front) 12'9" (3.89m) x 17'1" (5.21m)

UPVC double glazed windows, radiators, laminate floor.

Dining room (front) 10'3" (3.12m) x 12' (3.66m)

UPVC double glazed window, radiator, laminate floor.

W.C.

Close-coupled W.C., pedestal wash hand basin with tiled splash-back, radiator, laminate floor, extractor.

Open plan living/dining/kitchen (Rear) 11'8" (3.56m) x 31'8"

Kitchen area

Fitted with a range of wall and base units incorporating; 1.5 stainless steel sink, integrated gas hob with extractor hood and stainless-steel splash-back, integrated electric oven, space for dishwasher. UPVC double glazed window, laminate floor, ceiling downlights, door to utility.

Living/dining area – Two sets of UPVC double glazed French doors to rear garden, laminate floor, radiators

Utility 6'8" (2.03m) x 6'2" (1.88m)

Fitted cabinets incorporating a stainless-steel sink, space for washing machine, and space for tumble dryer. Wall mounted gas central heating boiler, laminate floor, double glazed composite external door to side of property.

First floor landing

Large landing with UPVC double glazed window to the front, loft access hatch, storage cupboard with hanging rails, cupboard housing hot water tank.

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Bedroom one (front) 11'4" (3.45m) x 12'11" (3.94m)
UPVC double glazed window, radiator, laminate floor, door to ensuite bathroom.

En-suite bathroom

Bath with tiled surround, tiled shower cubicle incorporating a mains shower, pedestal wash-hand basin, close coupled W.C., part-tiled walls, laminate floor, radiator, extractor, UPVC double glazed frosted window.

Bedroom two (front)

13' (3.96m) x 11'3" (3.43m), narrowing to 8'9"

Two sets of UPVC double glazed windows, laminate floor, radiator, door to ensuite shower room.

En-suite

Tiled shower cubicle incorporating a mains shower, close-coupled W.C., pedestal wash hand basin, part tiled walls, radiator, laminate floor, extractor.

Bedroom three (rear) 11'3" (3.43m) x 9'1" (2.77m)

UPVC double glazed window, radiator, laminate floor.

Bedroom four (rear) 12' (3.66m) x 9'1" (2.77m)

UPVC double glazed window, radiator, laminate floor.

Bedroom five (rear) 7'9" (2.36m) x 9'1" (2.77m)

UPVC double glazed window, radiator, laminate floor.

Family bathroom

Bath with tiled surround, tiled shower cubicle incorporating a mains shower, wash-hand basin, close-coupled W.C., part-tiled walls, radiator, laminate floor, extractor, UPVC double glazed frosted window.

Detached garage 19'9" (6.02m) x 15'3" (4.65m)

Up & over garage door and separate pedestrian door to the side, light and power sockets.

Externally

Beautifully maintained gardens to the front, side, and rear. The front and side garden are mostly laid to lawn with a dwarf hedge boundary. The landscaped rear garden features a stone flagged patio, manicured lawn, seating area, feature planting, and a wall boundary - with a gate leading to the drive and garage at the rear.

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains gas

Broadband: None

Mobile Signal coverage blackspot: No

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

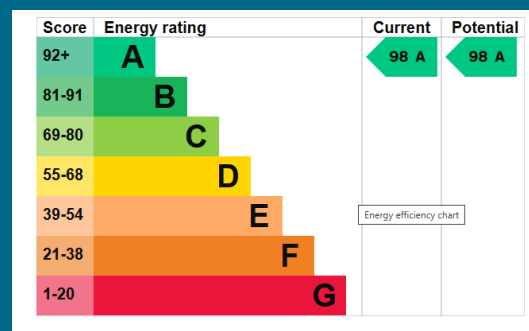
Freehold - It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

COUNCIL TAX BAND

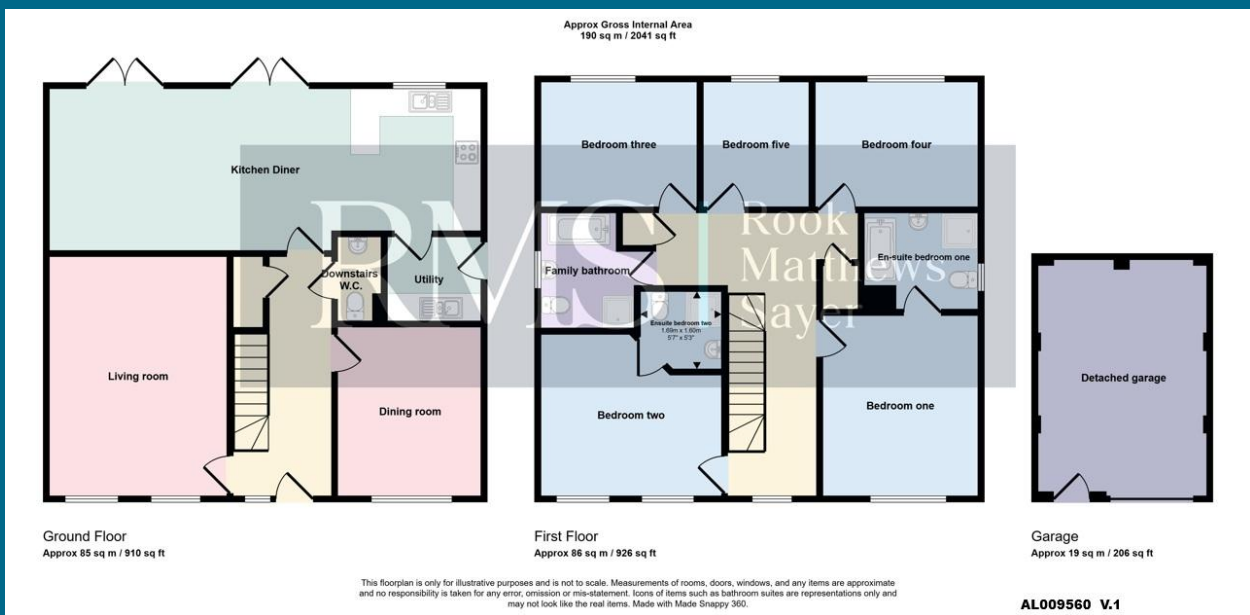
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EPC RATING: A

AL009560/DM/HH/27.04.2026/V.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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