



Sylvias Close | Amble | NE65 0GB

**£330,000**

A stunning three bedroom detached bungalow situated in a highly regarded and popular residential area in the coastal town of Amble with its characterful working harbour, Little Shore Beach and Pier. Benefitting from double glazing and gas central heating, this charming bungalow occupies a convenient location just a short stroll from all the shops, cafes and restaurants in the town centre. Standing behind well-tended gardens to the front, the property benefits from a driveway for off road parking for two to three cars.

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**DETACHED BUNGALOW**

**IMPECCABLY PRESENTED THROUGHOUT**

**THREE BEDROOMS**

**WELL TENDED GARDENS TO FRONT**

**GENEROUS UTILITY ROOM**

**EASY TO MAINTAIN REAR & SIDE GARDEN**

**MAIN BEDROOM WITH EN-SUITE SHOWER ROOM**

**LOCATED IN THE HIGHLY REGARDED COASTAL TOWN OF AMBLE**

For any more information regarding the property please contact us today

**1 Sylvias Close, Amble, NE65 0GB**

Inside, the entrance hall is welcoming and accesses all the accommodation to the ground floor. The lounge is spacious with a centre focal point of an attractive stone fireplace with a fitted electric fire. Opening into the dining room which is light and airy with French doors to the rear garden and ample space for a dining table for everyday or entertaining.

The breakfast kitchen offers a comprehensive range of modern wall and base units with worktops, sink unit and integrated dishwasher. There is space for a range cooker and under counter fridge along with a breakfast bar, perfect for sitting and looking out into the garden whilst breakfasting or having a well deserved cuppa! The kitchen has been relocated to the garage and the original kitchen at the front of the property is a large utility room with space for a washer and a ceramic sink unit with mixer tap. This versatile room could have many different uses to suit the lifestyle of the new owner, from a further single bedroom to a study.

There are three double bedrooms, the main with fitted wardrobes and an en-suite shower room and there are fitted wardrobes to bedroom two. The main bathroom has a shower unit over the bath and a vanity wash hand basin with a waterfall tap.

Outside the walled garden to the front is lawned and bordered with shrubs, trees and plants. A side gated pathway leads to the rear garden which is easy to maintain with paved patios and a pebbled garden.

Bordered by timber fencing, the garden is a lovely outdoor space to sit and enjoy the warmer months of the year. The area to the side of the bungalow is generously sized and pebbled and is a great space for a large shed and storage.

Amble has become one of the most popular places to live with lots of amenities, schools for children of all ages and within easy reach of the A1 with its links to the motorway networks throughout the country. The bus services are regular to Alnwick and Morpeth with connections further afield and the train station in Alnmouth offers a fast train service to Newcastle and Edinburgh. The Sunday market at the harbour is well worth a visit and there are plenty of coffee shops and fish restaurants in the vicinity. Boat trips across to Coquet Island with sightings of grey seals, sea birds and dolphins during the spring and summer season are popular and there is a nature reserve in the neighbouring hamlet of Low Hauxley as well as the Castle and Hermitage in Warkworth with walks along the River and a welcome break at one of the cafes.

If you are looking for a superb bungalow in a town with the perfect blend of coastal living and community spirit, whether for your main residence or second home, a viewing of Sylvias Close is an absolute must.

**T: 01665 510044**

Branch [alnwick@rmsestateagents.co.uk](mailto:alnwick@rmsestateagents.co.uk)

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## ENTRANCE HALL

## LOUNGE

15'6" (4.76m) max x 11'7" (3.53m) max

Archway to:

**DINING ROOM** 12'5" (3.78m) max x 9' (2.74m) into archway

**KITCHEN** 17'1" (5.21m) x 10' (3.05m) into door recesses

**UTILITY ROOM** 11'8" (3.56m) max x 7'10" (2.39m) max

**BEDROOM ONE** 11'10" (3.61m) max x 10'4" (3.15m) max

## EN-SUITE SHOWER ROOM

**BEDROOM TWO** 11'7" (3.53m) max x 9'9" (2.97m) plus recess

**BEDROOM THREE** 12'8" (3.86m) x 7'11" (2.41m)

## BATHROOM

**GARDENS TO FRONT, SIDE AND REAR**

**DRIVEWAY**

## PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains Gas

Broadband: Open Reach Website confirms Full Fibre

Broadband is available within the area

Mobile Signal Coverage Blackspot: No known issues

Parking: Driveway

## AGENTS NOTE

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

## 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: D**

**EPC RATING: C**

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             | 72 C    | 76 C      |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |



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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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