



Greyfield Estate | Embleton | NE66 3XU

£265,000

Situated in the heart of the highly sought-after coastal village of Embleton, this spacious three-bedroom semi-detached home offers an enviable Northumberland lifestyle. Just moments from the village's excellent amenities and within easy reach of the stunning Embleton Bay coastline, the property benefits from a generous south-facing garden, ample parking and a double-length garage, making it an excellent opportunity for families, downsizers or those seeking a home by the sea.

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SEMI DETACHED

SOUTH FACING GARDEN

DOUBLE LENGTH GARAGE

THREE DOUBLE BEDROOMS

OFF STREET PARKING

COASTAL VILLAGE LOCATION

For any more information regarding the property please contact us today

Located in the popular village of Embleton, this well-proportioned three-bedroom semi-detached home offers good room sizes, a large south facing garden and a double length garage – plenty of space to utilise to your heart's content. The property has been well maintained and gives a welcoming feel. The large lounge sits to the rear of the property and overlooks the sunny garden space – perfect for those long summer days and evenings. There is currently off-road parking to the front of the house for two cars, and this could be extended to offer further parking space should you require. On entering the property via a handy porch area, you are welcomed into a good-sized hall area with stairs to the first floor. The large lounge is perfect for relaxing and has enough space to accommodate a dining area. The L shaped kitchen/breakfast room has plenty of natural light to the front and rear and also features access to the double length garage which is equipped with power and electric. To the first floor there are three double sized bedrooms, all of good sizes and all with a welcoming feel. There is a modern family bathroom which has been well maintained, and the landing area is a bright space.

ENTRANCE

UPVC Entrance door | Porch | Double glazed window

ENTRANCE HALLWAY

Laminate flooring | Double radiator | Stairs to first floor

LOUNGE

22' 3" x 14' 7" (into bay) (6.78m x 4.44m)
Double glazed window | Double glazed patio door |
Multi fuel burner | Two radiators | Television point

KITCHEN/DINING ROOM

21' 2" x 15' 2" (6.45m x 4.62m) (L-shaped)
Double glazed window | Range of wall, floor and
drawer units with coordinating roll edge work surfaces
| Stainless steel mixer tap | Built in electric fan assisted
oven | Electric hob with extractor above | Space for
fridge | Plumbed for dishwasher | Laminate flooring |
Double glazed patio to rear | Access to loft area above
kitchen diner

LANDING

Double glazed window | Loft access | Doors to
bedrooms and bathrooms

LOFT

Pull down ladder | Lighting | Boarded | Two skylights |
Plumbed for washing machine | Space for fridge
freezer

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BEDROOM ONE

13' 4" x 11' 0" (into recess) (4.06m x 3.35m)
Double glazed window | Single radiator | Fitted wardrobes | Television point

BEDROOM TWO

11' 2" x 11' 0" (into recess) (3.40m x 3.35m)
Double glazed window | Single radiator

BEDROOM THREE

10' 0" x 7' 1" (3.05m x 2.16m)
Double glazed window | Single radiator

BATHROOM

7' 0" x 5' 10" (2.13m x 1.78m)
Double glazed window | 3 piece white suite comprising | Panelled bath | Mains shower over | Wash hand basin in vanity unit | Low level W.C. | Spotlights | Heated towel rail | Wall and ceiling panels | Extractor fan | Vinyl flooring

FRONT GARDEN Laid mainly to lawn | Driveway leading to garage | Parking for two cars

REAR GARDEN South facing garden | Laid mainly to lawn | Large summer house | Large pond | Fuel tank (Oil)

EXTERNAL Log storage | Solar panels to rear, panels have been fully purchased

GARAGE Good sized double garage | Up and over door | Power and lighting | Plumbed for washing machine | Space for fridge freezer

PRIMARY SERVICES SUPPLY

Electricity: Mains and solar panels
Water: Mains
Sewerage: Mains
Heating: Oil and multi fuel burner
Broadband: FTTP
Mobile Signal Coverage Blackspot: No
Parking: Garage with driveway, suitable for two cars

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.

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.

MATERIAL / CONSTRUCTION ABNORMALITIES

We have been informed that the building is timber framed and deemed nonstandard construction

RISKS

Cladding present on gable end

BUILDING WORKS

Any known planning permissions or proposals in the immediate locality: Yes
The county council are to build 2 two houses and two bungalows within 100 meters of the property.

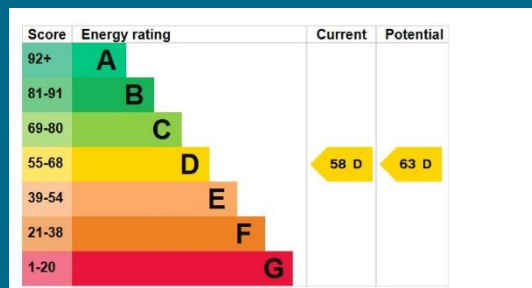
TENURE

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: A

EPC RATING: D

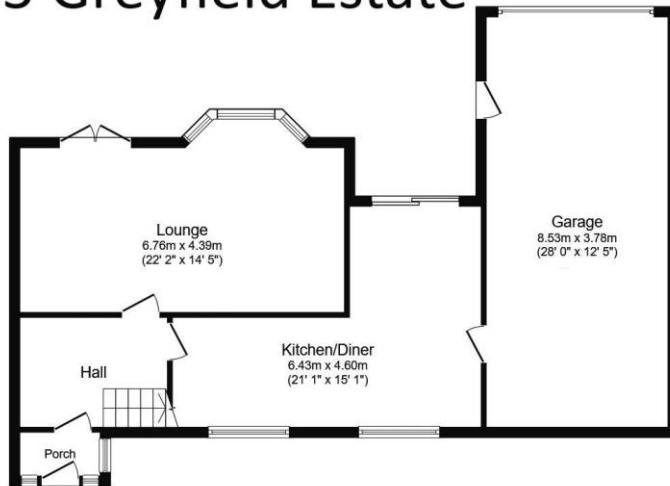
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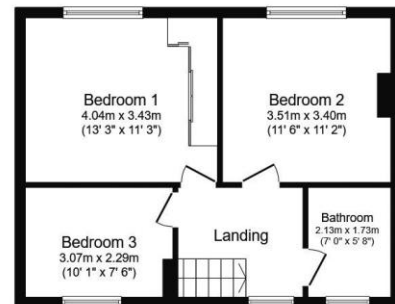




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Ground Floor



First Floor

Version 1.0

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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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