



3 bed semi-detached house to buy in NE65

Gloster Park, Amble, Amble,
Northumberland, NE65 0HQ

£210,000

 x3  x1  x2

Tenure

Freehold

Property features

- ✓ Three Bedroom Semi-Detached
- ✓ Garden Room Extension
- ✓ Driveway, Garage & Enclosed Rear Garden
- ✓ Views Towards Warkworth Castle & Potential to Extend (STPP)
- ✓ EPC Rating C

Garage parking

Garden

Key Information

- ✓ Council Tax: **Band B**
- ✓ EPC Rating: **C**
- ✓ Heating supply: **Gas**
- ✓ Electric supply: **National Grid**
- ✓ Water supply: **Direct mains water**
- ✓ Mobile signal: **Good**

Arrange a viewing

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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

THREE BEDROOMS | GARDEN ROOM EXTENSION | DRIVEWAY & GARAGE | VIEWS TOWARDS WARKWORTH CASTLE | POTENTIAL TO EXTEND (STPP) | ENCLOSED REAR GARDEN

Pattinson Estate Agents are delighted to welcome to the market this beautifully presented three-bedroom semi-detached home, occupying a pleasant position within the sought-after Gloster Park development in Amble. Offering stylish, modern accommodation throughout, this fantastic home is ideally suited to first-time buyers, growing families and those looking for a property ready to move straight into. The current owners are also upgrading the carpets to the first floor, ensuring an excellent finish for the next purchaser. The property further benefits from exciting potential to extend, subject to the necessary planning permissions, making it an ideal long-term family home.

The accommodation briefly comprises an entrance hallway, a bright and welcoming lounge, a contemporary fitted kitchen with integrated appliances, and a superb garden room extension with a solid pitched roof, creating a versatile second reception room that can be enjoyed throughout the year. To the first floor are three well-proportioned bedrooms and a modern family bathroom.

Externally, the property enjoys a lawned front garden, driveway providing off-street parking and an attached garage. To the rear is a fully enclosed garden with a patio seating area, ideal for outdoor dining and entertaining. From the rear aspect of the property there are attractive views towards the historic Warkworth Castle, adding to the appeal of this wonderful home.

Amble is one of Northumberland's most desirable coastal towns, renowned for its picturesque harbour, marina, independent shops, cafés and restaurants. Excellent schools, supermarkets and leisure facilities are all within easy reach, while beautiful beaches, coastal walks and the historic market town of Alnwick are just a short drive away.

Council Tax Band: B

Tenure: Freehold

Price: £210,000

Property Type: Semi-detached house

USPs: Garden

Parking: Garage, Driveway & Garage

Construction materials: Brick and block

Listed property: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

Sewerage: Standard UK domestic

Mobile signal coverage: Good

Front Elevation

A neat front garden laid mainly to lawn sits alongside a driveway providing off-street parking and access to the attached garage.



Entrance Hallway

A welcoming entrance hall providing access to the lounge and staircase leading to the first floor accommodation.



Living Room

3.41m x 2.25m (11'2" x 7'4")

A bright and spacious reception room enjoying plenty of natural light from the large front-facing window. Finished in neutral décor, this comfortable living space flows seamlessly into the kitchen, making it ideal for modern family living.



Kitchen

4.49m x 2.25m (14'8" x 7'4")

A beautifully presented contemporary kitchen fitted with an attractive range of modern grey base units and crisp white wall cabinets, complemented by wood-effect work surfaces and stylish black fittings. The kitchen benefits from a built-in stainless steel oven, four-burner gas hob with angled extractor hood, plumbing for a washing machine and a dedicated space for a freestanding fridge freezer. Offering excellent storage and workspace, the kitchen provides direct access into the garden room extension, making it ideal for modern family living.



Garden Room

3.70m x 3.44m (12'1" x 11'3")

A superb solid-roof garden room creating a true extension of the living accommodation. Filled with natural light from its glazed elevations and double glazed door opening onto the rear garden, this versatile space is perfect as a family room, dining room, home office or children's playroom, offering comfortable year-round use.



Bedroom One

3.26m x 2.42m (10'8" x 7'11")

A generous principal bedroom overlooking the front elevation, offering fitted storage and a pleasant outlook. The room will also benefit from newly upgraded carpeting prior to completion.



Bedroom Two

2.98m x 2.44m (9'9" x 8'0")

A well-proportioned second bedroom overlooking the rear garden with attractive open views beyond, making an excellent double bedroom, guest room or child's bedroom.



Bedroom Three

2.12m x 1.93m (6'11" x 6'3")

A versatile third bedroom, equally suited as a nursery, home office or single bedroom. From the rear aspect there are delightful views towards the iconic Warkworth Castle.



Family Bathroom

2.35m x 1.80m (7'8" x 5'10")

A contemporary family bathroom fitted with a white three-piece suite comprising a panelled bath with shower over and glazed screen, pedestal wash hand basin and low-level WC. Complemented by modern tiling and a frosted window providing natural light.

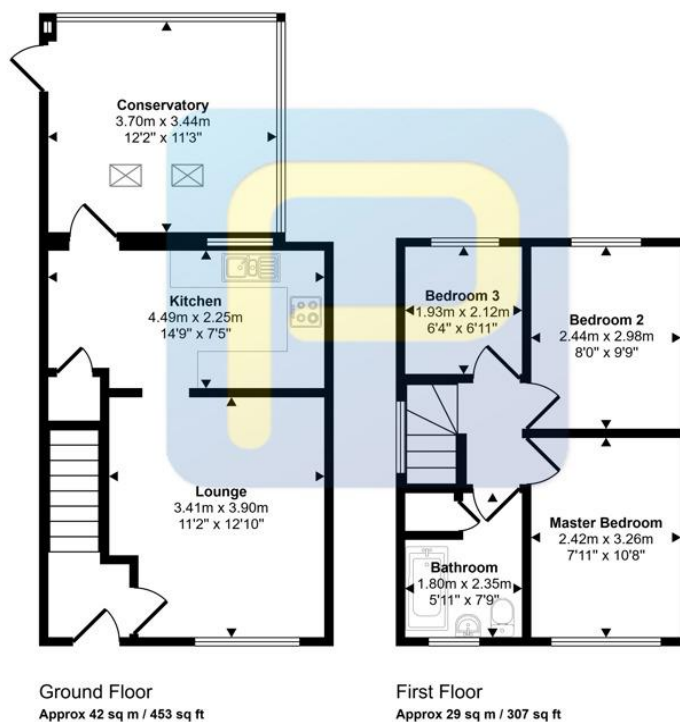


Rear Garden

The fully enclosed rear garden is laid mainly to lawn with a paved patio seating area, creating an ideal space for families, pets and outdoor entertaining. Beyond the garden, the property enjoys attractive views towards the historic Warkworth Castle, providing a lovely backdrop to this excellent family home.



Approx Gross Internal Area
71 sq m / 760 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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		87
(69-80) C	73	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Gloster Park, Amble, Amble, Northumberland, NE65 0HQ

Contact your local branch today for more information on this property:

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