



  
**To buy**



**3 bed detached house to buy in**

Robsons Way, Amble, Northumberland,  
NE65 0GA

**£260,000**

 x 3  x 2  x 1

Tenure

**Freehold**

**Property features**

-  Detached House
-  Three Bedrooms
-  Two Reception Rooms
-  Countryside Views
-  EPC Rating C

Driveway parking

Garden

## Key Information

- ✓ Council Tax: Band C
- ✓ EPC Rating: C
- ✓ Heating supply: Air Source Heat Pump

## Arrange a viewing

Darren Tynan  
Branch Manager  
Alnwick

01665 639110  
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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

## Description

Detached House | Three Bedrooms | Two Reception Rooms | Open Plan Kitchen/ Diner | En Suite To Master Bedroom | Rear Garden | Double Driveway | Popular Coastal Town Location | Cul de Sac Location

Pattinson Estate Agents are delighted to welcome to the market this spacious three-bedroom detached house, located in the charming coastal town of Amble. This property, ideal for Residential Sale, is perfect for families or individuals looking for a spacious, and tranquil environment on a sought after Estate.

The property boasts two reception rooms and an open plan kitchen and diner, perfect space for entertaining and family gatherings.

To the first floor there are three spacious bedrooms with an en suite to the master bedroom.

Externally the property has an enclosed garden with side gate access. To the front of the property there is a double a driveway.

Located in the lovely town of Amble, known for its quaint harbour and marina, this property also offers easy access to a variety of local amenities. Schools, shopping, and dining options are all within reach, combining convenience with the tranquillity of small town living.

Do not miss this opportunity to own a home in one of the most sought-after areas in Amble. Contact us at Pattinson Estate Agents to arrange a viewing today.

Please email [Alnwick@pattinson.co.uk](mailto:Alnwick@pattinson.co.uk) or call 01665 639110

Council Tax Band: C

Tenure: Freehold

Price: £260,000

Property Type: Detached House

USPs: Garden

Parking: Driveway

Heating: Air Source Heat Pump

## Front Elevation

A paved driveway spans the front of the property, offering ample parking space.



## Rear Elevation

Gated access to side of property.



## Entrance Hallway

Spacious hallway giving access to the first floor and to the ground floor giving access to the lounge, downstairs toilet and kitchen/diner.



## Downstairs W.C

Featuring Toilet and sink.



## Lounge

3.19m x 5.48m (10'5" x 17'11")

A central feature is the fireplace with a light stone surround and a built-in gas fire. A Large window to the front elevation lets in plenty of light.



## Kitchen / Dining Area

7.21m x 5.43m (23'7" x 17'9")

A bright and spacious open-plan kitchen and dining area. It features a large central island. The kitchen includes a freestanding oven with a gas hob, and a stainless steel extractor hood. Natural light floods the room through a large window and French doors that open out to an enclosed garden, creating a seamless indoor-outdoor connection.



## Utility Room

2.33m x 1.16m (7'7" x 3'9")

A small space that can function as a utility or laundry room.



## 2nd Reception Room

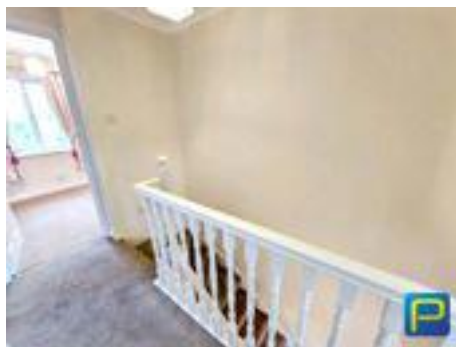
2.32m x 3.90m (7'7" x 12'9")

Ideal room for a children's games room or a study. Window to the front elevation and access to the room is through the utility room.



## Upstairs Landing

Giving access to three bedrooms and family bathroom.



## Master Bedroom

2.75m x 3.87m (9'0" x 12'8")

Window to the front elevation. The room benefits from built-in wardrobe/cupboard. Access to the En Suite.



## Master Bedroom En Suite

2.12m x 1.34m (6'11" x 4'4")

Window to side elevation, pedestal sink, toilet and shower cubicle with electric shower.



## Bedroom Two

3.28m x 2.77m (10'9" x 9'1")

Window to rear elevation. Built in wardrobe.



## Family Bathroom

1.86m x 1.85m (6'1" x 6'0")

Featuring a full-sized bathtub with a glass shower screen. Next to the bath, a compact vanity unit integrates a sink with twin taps and built-in cabinetry below, providing useful storage. The toilet is fitted neatly into the same unit, maintaining a streamlined look. A frosted window to the front elevation.



## Bedroom Three

2.48m x 2.43m (8'1" x 7'11")

Single bedroom or will make an ideal dressing room or study. Window to rear elevation.

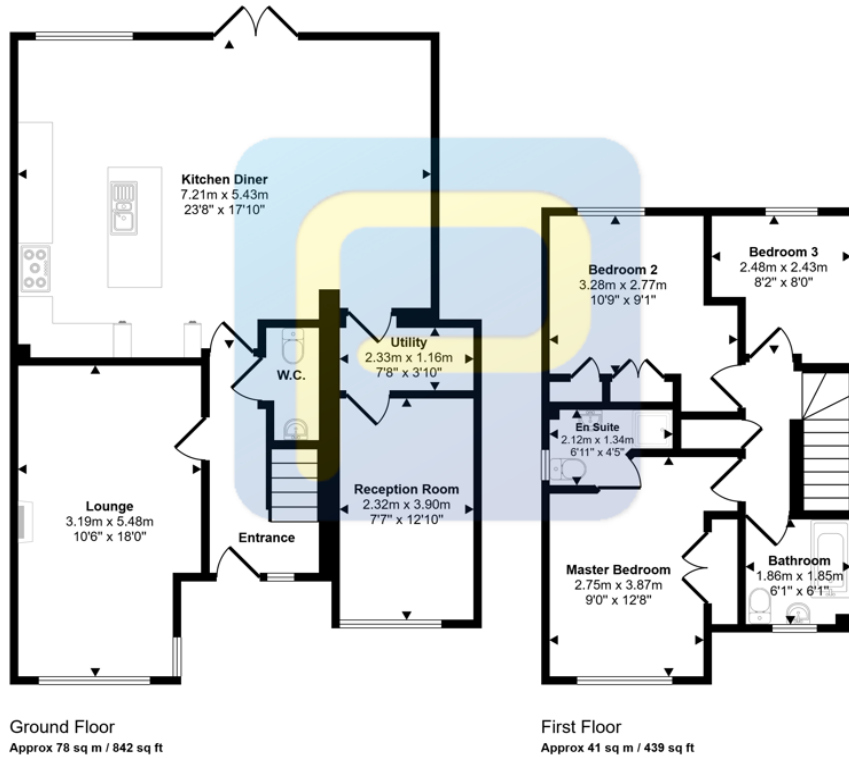


## Rear Garden

Enclosed rear garden with a neat and practical layout. The central area features a lawn bordered by gravel pathways and planting beds, providing both open space and areas for gardening.



Approx Gross Internal Area  
119 sq m / 1282 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
<i>Very energy efficient - lower running costs</i>			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		69	75
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

Robsons Way, Amble, Northumberland, NE65 0GA

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

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alnwick@pattinson.co.uk, www.pattinson.co.uk**

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