



4 bed detached house to buy in

Anchorage Place, Amble,
Northumberland, NE65 0FN

£475,000

 x 4  x 3  x 2

Tenure

Freehold

Driveway & Garage parking

Garden

Property features

- ✓ Detached House
- ✓ Spacious Three / Four Bedroom Coastal Home
- ✓ Two En-Suite Bedrooms
- ✓ Large Lounge
- ✓ EPC Rating B

Key Information

- ✓ EPC Rating: B
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: FTTP (fibre to the premises)
- ✓ Mobile signal: Good

Arrange a viewing

Darren Tynan
Branch Manager
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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

DETACHED HOUSE | THREE/ FOUR BEDROOMS | TWO EN-SUITES | IMPRESSIVE FIRST-FLOOR LIVING
ACCOMMODATION | CONTEMPORARY KITCHEN/DINER | GENEROUS LOUNGE | GARDEN

Pattinson Estate Agents is delighted to welcome to the market, an impressive and particularly spacious three-bedroom home offering approximately 1,284 sq ft of accommodation, with an unusual and highly effective layout placing the bedrooms on the ground floor and the principal living accommodation above. Well presented throughout, Sea Gem offers excellent versatility and would make a superb permanent home or coastal retreat.

The ground floor opens into an entrance area and hallway providing access to all three bedrooms. The principal bedroom is a generous double with direct access to the garden and benefits from its own en-suite shower room. Bedroom two is another particularly spacious double and also has an en-suite, while bedroom three provides a further well-proportioned bedroom. A separate WC completes the ground-floor accommodation.

The first floor is given over predominantly to the living space and is a real feature of the property. The contemporary kitchen/diner is fitted with a striking range of dark blue units complemented by contrasting work surfaces, integrated cooking appliances and ample space for a dining table. An adjoining utility room provides useful additional practical space.

The generous lounge measures approximately 19'9" x 12'7" and provides plenty of room for both relaxing and entertaining. A separate reception room offers further flexibility and could be used as an additional sitting room, snug, home office or occasional guest space depending upon requirements. A well-appointed family bathroom completes the first floor.

Externally, the property benefits from a rear garden mostly laid to lawn, with a patio area, providing space for outdoor seating and entertaining.

Amble is one of Northumberland's most traditional coastal fishing towns and is situated within easy access to some of Northumberland's finest beaches, including Alnmouth and Warkworth beach. The historic village of Warkworth, adjoins Amble and the property lies within the parish of Warkworth which is just under a mile away. Warkworth is famed for its ruined medieval castle built by the powerful Percy family in the 14th Century and the hermitage built into a cave on the north side the river Coquet.

This property called Sea Gem is located within easy walking distance to the centre of Amble, which has a superb range of amenities, including its own fishing harbour and marina and benefits from an accessible and bustling high street. It benefits from the traditional selection of shops namely:- butchers; greengrocers; bakery; clothes stores; a hardware and pet store. Amble also has 3 supermarkets, a health clinic along with an exciting array of pubs, bars, cafe's ice cream parlours and eateries. Amble is also well known for some of Northumberland's best fish and chips!

Early viewing is highly recommended to fully appreciate the size, presentation and versatile layout of this impressive property.

Please contact Alnwick@pattinson.co.uk or call 01665 639110

Tenure: Freehold

Price: £475,000

Property Type: Detached House

USPs: Garden

Parking: Driveway & Garage

Year built: 2019

Construction materials: Brick and block, Timber frame

Roofing type: Metal roofing

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: Yes

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

Water meter: Yes

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: FTTP (fibre to the premises)

Mobile signal coverage: Good

Entrance

Entrance into the property with access to the ground-floor WC and inner hallway, with stairs leading to the first-floor accommodation.



Hallway

Central hallway providing access to all three ground-floor bedrooms and their respective accommodation, together with stairs rising to the first floor.

Principal Bedroom

2.90m x 3.14m (9'6" x 10'3")

Well-presented double bedroom with neutral décor and carpeted flooring. Glazed doors provide direct access to the garden, while a further window provides additional natural light. Door to en-suite.



Principal Bedroom En Suite

2.27m x 1.48m (7'5" x 4'10")

Contemporary en-suite shower room fitted with a shower enclosure, WC and wash hand basin with storage. Finished with modern tiling and a chrome heated towel rail.



Bedroom Two

3.95m x 3.92m (12'11" x 12'10")

A particularly generous double bedroom with ample space for bedroom furniture, carpeted flooring and a large window providing plenty of natural light. Door leading to the en-suite.



Bedroom Two En Suite

1.25m x 2.31m (4'1" x 7'6")

Fitted en-suite facilities serving bedroom two.



Bedroom Three

2.45m x 3.90m (8'0" x 12'9")

A good-sized third bedroom offering flexibility for use as a twin bedroom, guest room or home office.



Ground Floor WC

Separate WC conveniently positioned close to the entrance.

Kitchen/Diner

2.90m x 3.21m (9'6" x 10'6")

Contemporary kitchen fitted with a stylish range of dark blue wall and base units complemented by contrasting work surfaces. Incorporating a sink unit, integrated oven, hob and extractor, with space for a dining table and chairs. A large window provides excellent natural light, while the open ceiling design adds to the sense of space.



Utility

2.93m x 1.61m (9'7" x 5'3")

Useful separate utility area providing additional storage and practical workspace.

Lounge

3.84m x 6.02m (12'7" x 19'9")

An impressive and generously proportioned main reception room with plenty of space for a variety of furniture arrangements. Windows provide good natural light and the room's proportions make it particularly well suited to both everyday living and entertaining.



Reception Room / Bedroom Four

4.01m x 3.70m (13'1" x 12'1")

A substantial second reception room providing excellent versatility. Ideal as an additional sitting room, bedroom, home office or occasional guest space.



Bathroom

2.75m x 2.27m (9'0" x 7'5")

Well-appointed family bathroom finished in a contemporary style with modern sanitary ware and complementary tiling.

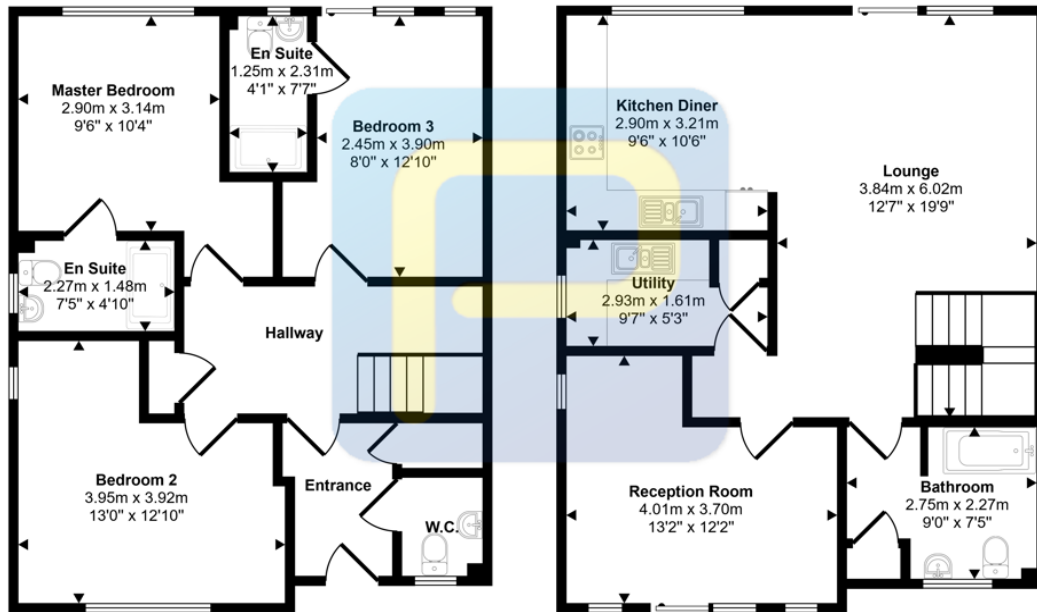


Rear Garden

The property benefits from private outside space including a lawned garden with paved patio, providing an attractive area for outdoor seating, dining and entertaining.



Approx Gross Internal Area
119 sq m / 1284 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		93
(81-91) B	85	
(69-80) C		
(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

Anchorage Place, Amble, Northumberland, NE65 0FN

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

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