

# Castle View, Amble, Morpeth, Northumberland

Offers Over £210,000



## Full Description

A well-presented family friendly home located in a desirable residential area of Amble. Elizabeth Humphreys Homes are delighted to welcome to the market this pleasant light and bright 3 bedroomed property benefitting from uPVC windows and doors, solar panels, block-paved driveway parking, a single garage, a sizeable low-maintenance rear garden, super-fast fibre connection, gas central heating and all the other usual mains connections. Sold with no chain, this lovely home is ready and waiting to welcome its new owners.

Amble, Northumberland's friendliest port, offers a wide range of amenities including a supermarket, shops, doctors, Primary schools and a High school, health centre, pubs and restaurants including vibrant seafood eateries. There is still a working harbour, a marina and a popular Sunday market. Many of the things to do in Amble are based on the very thing that almost completely surrounds it - water. Watersports, sailing, canoeing, kayaking and fishing are all extremely popular. Amble is home to the UK's only puffin festival, inspired by the colourful 36,000-bird colony nesting on Coquet Island, an RSPB seabird sanctuary a mile off the coast. Warkworth and Alnwick are a short drive away. Amble has a regular bus service to Alnwick, Ashington, Blyth and Newcastle, and it is approximately 4.5 miles to the mainline rail station at Alnmouth.

An attractive lawned front garden with well-stocked borders welcomes. A sizeable ramp leads to an outward opening front door, ideal for those with additional mobility needs, providing access to an internal porch showcasing a natural brick-look effect complemented by laminate flooring creating a warm finish. An original wooden door opens to the main hallway with attractive wood panelled walls, various doors leading off and stairs ascending to the first floor. The ground floor living spaces have been designed to allow free flow of movement between the different rooms making this a lovely sociable family home ideal for entertaining.

Illuminated beautifully, courtesy of the large window overlooking the front of the property, the lounge is an inviting room with an electric feature fireplace forming an attractive focal point. Offering a substantial amount of storage in the form of built-in cupboards and shelving, this spacious neutrally decorated room is a pleasant place in which to spend time with family and friends. The dining room, divided from the lounge by a pair of French doors which could be easily removed if you so wished, is another spacious light and bright room with a window taking advantage of views over the rear garden: a pleasing vista to enjoy whilst dining.

Accessed from the hallway, the kitchen is adjacent to the dining room. Both spaces could be combined to make one larger open plan room if you required. There are a good number of wall and base units, including a couple of glass display cabinets, with a white high gloss door complemented by a dark granite-effect work surface and wall tiling. There is a single bowl stainless steel sink, a four-ring electric hob and space for a free-standing fridge freezer. A large window providing uninterrupted views over the rear garden allows for plenty of natural light and illuminates the breakfast table beautifully.

A garden room, located to the rear of the property, enhances the living space perfectly. With two sets of sliding doors opening directly into the rear garden, this room could be a children's playroom or a ground floor bedroom due to its proximity to the wet room, which is located in an extension to the rear of the property. The suite comprises a wall-hung hand wash basin, a close-coupled toilet with a push button, and an electric shower with wet walling within. The whole space has been finished with textured wet room flooring, and there are built-in storage cupboards and plumbing and space for a washing machine. A window overlooks the garden room to the rear and a door provides useful access to the garage which is a good size with an up and over door. The solar panel electrical connections are located here for ease of access.

Taking the stairs to the first floor, the landing, illuminated by natural light entering via a window, opens out to three bedrooms, the family bathroom and a separate fully tiled WC comprising a close-coupled toilet with a push button and a window allowing for natural light. Loft access is available from the landing.

The primary bedroom is a large double room with a view towards Warkworth Castle in the distance. This is a tastefully decorated room which allows the easy addition of accent colour should you so wish.

Bedroom 2 is a spacious double room with a full bank of floor to ceiling sliding door wardrobes including a central mirrored panel. A large window

takes advantage of views over the rear garden.

Bedroom 3 is a generously proportioned single room offering a good amount of built-in storage in addition to a dressing table. A window overlooks the front of the property.

Within the family bathroom there is a white cast iron bath and a vintage Shanks pedestal hand wash basin. A cupboard previously housing the hot water cylinder presents excellent storage potential and a radiator ensures added comfort. The space has been finished with tiling creating a crisp and fresh look and there is a window overlooking the rear.

The rear garden is sizeable and securely fenced to allow children and family pets to play safely. There is a beneficial paved area ideal for alfresco dining and the lawn provides ample space to play. Cottage style borders frame the garden attractively and an interesting combination of walls and hedges form a pleasant backdrop.

Tenure: Freehold

Council Tax Band: C, £2,118.22 for the 2024/25 financial year

EPC: C

#### Important Note:

These particulars, whilst believed to be accurate, are set out as a general guideline and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact but must satisfy themselves by inspection or otherwise as to their accuracy. Please note that we have not tested any apparatus, equipment, fixtures, fittings or services including central heating and so cannot verify they are in working order or fit for their purpose. All measurements are approximate and for guidance only. If there is any point that is of particular importance to you, please contact us and we will try and clarify the position for you.

## Features

- Garage
- Driveway parking
- Ground floor wet room
- Solar panels
- Light and spacious

## Contact Us

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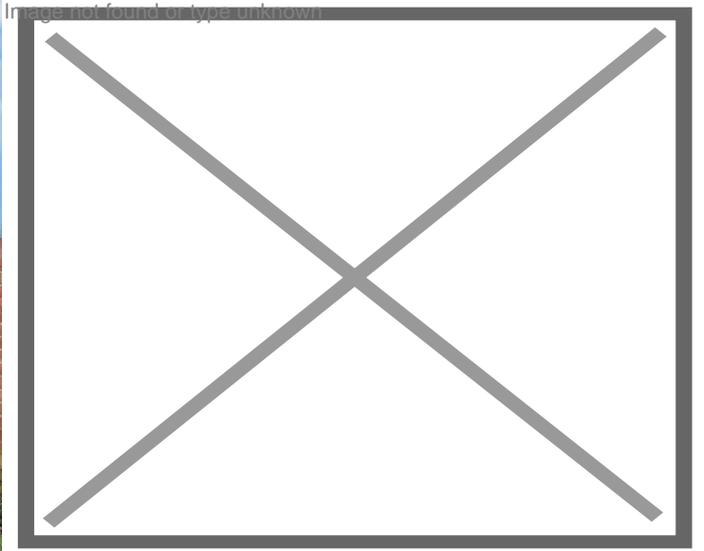














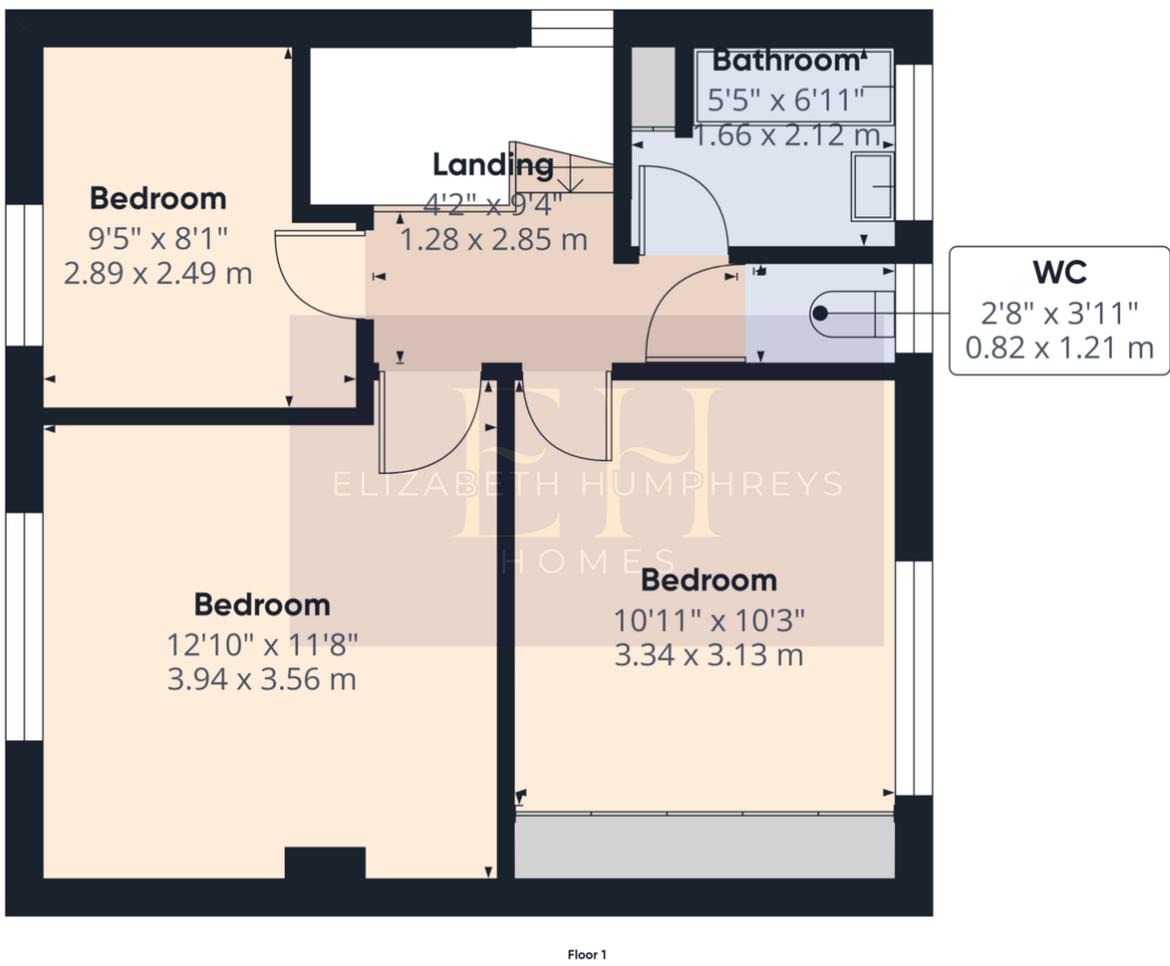
Ground Floor

Approximate total area<sup>®</sup>  
921.18 ft<sup>2</sup>  
85.58 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only. Calculations are based on RICS IPMS 3C standard.

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Floor 1

Approximate total area<sup>®</sup>  
431.74 ft<sup>2</sup>  
40.11 m<sup>2</sup>

(1) Excluding balconies and terraces

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