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ETAL DRIVE, AMBLE, NE65

Guide Price £245,000

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Spacious Four-Bedroom Detached Family Home Positioned on Etal Drive in the Popular Coastal Town of Amble. Offering Two Reception Rooms, Principal Bedroom with En Suite, Enclosed Lawned Rear Garden, Attached Garage, Driveway Parking & Available with No Onward Chain!

The property features a generous internal layout including four well-proportioned bedrooms, two bathrooms, a fitted kitchen with access to a utility room, and a separate ground floor WC. The attached garage and enclosed rear garden further enhance the home's appeal.

Ideally located within the popular coastal town of Amble, this excellent modern home is situated within easy reach of the local shops, schools, cafés, and the picturesque harbour, with sandy beaches and the surrounding Northumberland countryside also placed close by.

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The internal accommodation briefly comprises: Entrance hallway with stairs rising to the first floor. To the right is a spacious front-aspect lounge, which flows through to a well-appointed kitchen/diner at the rear. The kitchen features a range of wall and base units, integrated appliances including an oven, hob, and extractor fan, granite worktop surfaces, parquet herringbone flooring, French doors leading out to the rear garden, a rear-facing window, and a useful under-stairs storage cupboard.

From the kitchen, there is access into a separate utility room, offering additional counter space and provision for further appliances, along with an external door to the side and access to a ground floor WC.

To the first floor, the landing provides access to four well-proportioned bedrooms. The principal bedroom includes a built-in storage unit and its own en suite shower room. A further storage cupboard is also located on the landing. The remaining bedrooms are served by a family bathroom comprising a three-piece suite and part-tiled walls.

Externally, the property features a private driveway providing off-street parking and access to the garage. To the rear is an enclosed garden, mainly laid to lawn, with a paved patio seating area and fenced boundaries.

Offered to the market with vacant possession, early viewings are deemed essential!



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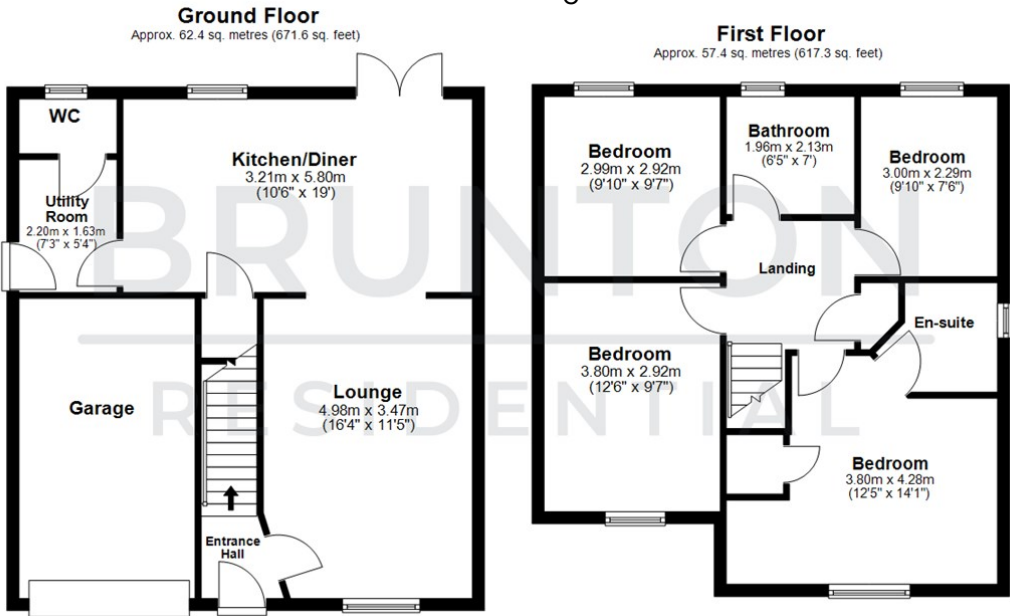
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TENURE : Leasehold

LOCAL AUTHORITY : Northumberland CC

COUNCIL TAX BAND : C

EPC RATING : C



All measurements are approximate and are for illustration only.
Plan produced using PlanUp.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C	73	
(55-68) D		
(39-54) E		
(21-38) F		73
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
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England & Wales		EU Directive 2002/91/EC 