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CORMORANT PLACE, AMBLE, NE65

£299,950

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FOUR BEDROOM DETACHED - LARGE CORNER PLOT - COASTAL LOCATION

This well-presented two-storey home features a spacious lounge, a large open plan kitchen/dining room, a useful utility, and a convenient WC on the ground floor. The upper floor hosts four well-proportioned bedrooms, with the master benefiting from an en-suite, while a family bathroom serves the remaining rooms. The property further benefits from an integral garage, off-street parking, and a generous enclosed rear garden.

Situated within a sought-after residential area of Amble, the property enjoys excellent proximity to a range of local amenities including shops, cafés, and restaurants. There are well-regarded schools nearby, making it an attractive choice for families. The location also benefits from good transport links, with easy access to surrounding towns and the beautiful Northumberland coastline.

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An entrance hallway with stairs leads to the first-floor landing and an understairs storage cupboard. To the left of the hallway is a spacious lounge with a front aspect window overlooking the garden. To the end of the hallway lies a large open-plan kitchen/dining area with French doors opening out to the rear garden. The kitchen is modern and well equipped with integral appliances, together with ample floor and wall units providing excellent storage and work surface space. From here, access is gained to a useful utility room with an additional door leading out to the rear garden, as well as a convenient downstairs WC.

The first-floor landing gives access to four well-proportioned bedrooms, a dressing room, an en-suite shower room to the master, and a family bathroom serving the remaining rooms. The family bathroom comprises a WC, washbasin, bath, and part-tiled walls, while the en-suite features a WC, washbasin, walk-in shower cubicle, and part-tiled walls.

Externally, to the front, the property benefits from a double driveway providing off-street parking for two cars, together with a lawned area to the left. To the rear is an enclosed garden, predominantly laid to lawn with timber fencing and a block-paved patio/seating area, providing a versatile outdoor space.



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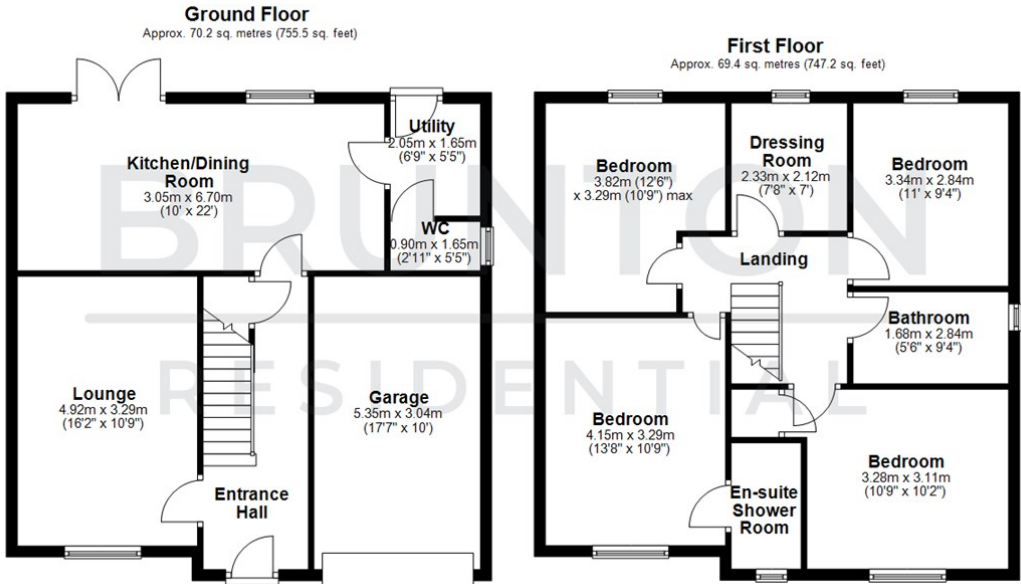
TENURE : Freehold

LOCAL AUTHORITY : Northumberland CC

COUNCIL TAX BAND : D

EPC RATING : B

D



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		93
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(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		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	