

BRUNTON

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PELICAN ROAD, AMBLE, NORTH SEA MANOR, NE65

£299,950

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FOUR BEDROOM DETACHED HOUSE - BEAUTIFULLY PRESENTED - COASTAL LOCATION

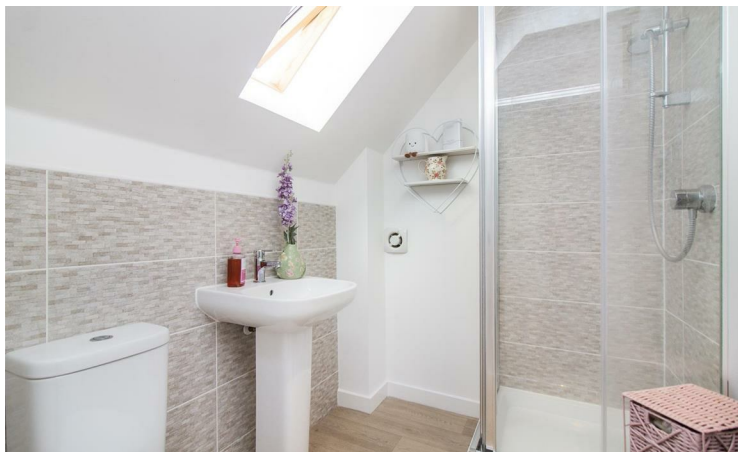
The property offers immaculately presented accommodation over three floors with natural light, cosy lounge, well equipped kitchen diner with appliances, family bathroom and four generously sized bedrooms, two of which benefit from en suite facilities.

Externally, the home enjoys a private enclosed rear garden, along with a detached garage and long driveway providing ample parking and storage options.

Perfectly positioned in Amble, this home is just a short distance from Amble's local amenities, shops, restaurants, and picturesque harbour and coastline.

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Accommodation briefly comprises: Entrance hall with wood-effect flooring, access to a ground floor WC, and stairs rising to the first floor. To the left, there is a good-sized lounge with a front-aspect window and a fireplace. To the rear sits a full-width kitchen diner, featuring a continuation of the wood-effect flooring, shaker-style fitted wall and base units, integrated appliances including an oven, hob, and extractor fan, French doors opening to the garden, and access into a useful utility room with additional cupboards, counter space, and room for further appliances, along with side access to the property.

Upstairs, the first-floor landing gives access to three well-proportioned bedrooms. The principal bedroom benefits from an en suite shower room, while another includes a wall of fitted wardrobes. A family bathroom with a three-piece suite, wood-effect tiled flooring, and a heated towel rail also serves this level, alongside a storage unit on the landing.

The second floor is fully dedicated to a further bedroom, which features a wardrobe unit and an en suite shower room comprising a three-piece suite, tiled flooring, and a heated towel rail.

Externally, to the front, the property offers a driveway leading to a detached garage, together with a well-maintained front garden and pathway to the entrance. To the rear, there is a generous enclosed landscaped garden with a paved patio, lawn, and fenced boundaries.



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TENURE : Freehold

LOCAL AUTHORITY : Northumberland CC

COUNCIL TAX BAND : D

EPC RATING : B



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	