



## Fulmar Drive Amble

- Four Bedroom Detached Home
- Spacious Accommodation
- Generous Dining Kitchen
- Garage Currently Used as a Games Room/Bar
- Viewing Advised

**£365,000**



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# Fulmar Drive

Amble NE65 0FU

Impeccably presented to a very high standard over and above the standard build, a generously proportioned four bedroomed detached property with bright and airy accommodation throughout and situated in a popular and highly regarded residential location within walking distance to the shopping and leisure amenities in this up and coming and vibrant coastal town of Amble. An early viewing of this outstanding property is strongly recommended to fully appreciate its superb interior. The property is a fabulous choice for any discerning purchaser looking for an exceptional family home. Benefitting from uPVC double glazing and gas central heating, the accommodation briefly comprises to the ground floor: entrance hall, spacious lounge and separate dining room/snug, well appointed dining kitchen with an extensive range of units, utility room and downstairs w.c. To the first floor from the generous landing there are four bedrooms, the main with an en-suite shower room and there is a family bathroom. Outside there is a lawn to the front with a central pathway which leads to the gated side access to the rear garden. The rear is lawned with a paved patio which provide a lovely space to sit and enjoy the warmer months of the year. From the rear garden, French doors to the side of the garage leads into a games room/bar, the garage door is still in place and can be used as a garage if preferred. A gate to the rear accesses the double driveway and garage. Amble is a traditional harbour town with many shops, cafes and restaurants along with Amble Harbour Village with its retail pods, fish restaurants, Little Shore Beach and Pier. Travelling south along the coastal road will bring you to Druridge Bay Country Park with a watersports lake, countryside walks and a glorious sandy bay. The larger towns of Alnwick and Morpeth are within easy reach by car or by a bus service which stops at the local villages and there are connections to Newcastle, Berwick and beyond. The train station in Alnmouth provides services to Edinburgh, Newcastle and throughout the north and south of the country.

## ENTRANCE HALL

LOUNGE 13'3" (4.04m) x 10'10" (3.30m)

DINING ROOM 10'10" (3.30m) x 9'11" (3.02m)

BREAKFAST KITCHEN 20'5" (6.22m) max x 9'6" (2.90m) max

UTILITY ROOM 6'2" (1.88m) x 6' (1.83m)

DOWNSTAIRS W.C.

## LANDING

BEDROOM ONE 12'1" (3.68m) max x 11' (3.35m) max

EN-SUITE SHOWER ROOM

BEDROOM TWO 10' (3.05m) max x 8'11" (2.72m) max

BEDROOM THREE 11'6" (3.51m) max x 8' (2.44m) max into door recess

BEDROOM FOUR 8'3" (2.52m) x 7'10" (2.39m)

BATHROOM

OUTSIDE

GARAGE 20'6" (6.25m) x 15'2" (4.62m) internal measurements (Currently used as a games room/bar)

## PRIMARY SERVICES SUPPLY

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: MAINS

Broadband: FIBRE

Mobile Signal Coverage Blackspot: NO

Parking: DRIVEWAY AND GARAGE (Currently used as a games room/bar but can be reverted as the garage door is still in place)

## MINING

The property is known to be on a coalfield and not known to be directly impacted by the effect of other mining activity. The North East region is famous for its rich mining heritage and confirmation should be sought from a conveyancer as to its effect on the property, if any.

## TENURE

Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

COUNCIL TAX BAND: D

EPC RATING: B

AM0004492/LP/LP/22082024



Score	Energy rating	Current	Potential
92+	A		94   A
81-91	B	84   B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**Important Note:** Rook Matthews Sayer (RMS) for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute part or all of an offer or contract. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck the measurements before committing to any expense. RMS has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyer's interests to check the working condition of any appliances. RMS has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. No persons in the employment of RMS has any authority to make or give any representation or warranty whatever in relation to this property.

**Money Laundering Regulations** – intending purchasers will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We will also use some of your personal data to carry out electronic identity verification. This is not a credit check and will not affect your credit score.

16 Branches across the North-East

