



## Bamburgh Close

### Amble

An exceptional four bedroom, two reception, three bathroom modern detached which has been extended to the rear with a fabulous garden room with bi-folding doors leading to the rear garden. With bright and airy living space and presented to a very high standard, this property will suit many types of buyers moving locally or into the area.

We would recommend an early internal inspection to fully appreciate this outstanding home.

**£360,000**

ROOK  
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## Bamburgh Close Amble NE65 0GR

The property is situated in a popular and sought after residential location within walking distance to all the shops, cafes and restaurants in the town centre and to Amble Harbour Village with retail pods, Little Shore Beach and Pier. The generous and versatile living space set over three floors is ideal for a growing family, mature couple or those retired requiring space for visiting friends and family. Briefly comprising to the ground floor: entrance hall with stairs to the first floor, downstairs w.c., lounge, superb dining kitchen with an ample range of contemporary units and breakfast bar through to the garden room opening out to the neatly tended rear garden. From the kitchen there is a separate utility room. To the first floor there are three excellent sized bedrooms, the guest suite having an en-suite shower room and there is a further family bathroom. Stairs lead to the second floor with a generous main bedroom and en-suite shower room. Outside to the front the artificial grass area is easy to maintain and a pathway leads to the entrance door. The side gated path alongside the property accesses the rear garden which has an artificial grass, patio area and a decking which provides a lovely outdoor space to sit and enjoy the warmer months of the year. A gate to the rear of the garden leads to the driveway and single garage. Benefitting from uPVC double glazing and gas fire central heating, this property offers stylish living at its very best.



Amble is a thriving traditional harbour town with many shopping and leisure amenities and just a short drive away you will find a larger variety of shops in Alnwick. There are schools for children of all ages and the public transport is regular with bus services to Alnwick and Morpeth and beyond and the train station in Alnmouth provides services to Newcastle and Edinburgh with connections throughout the country. The main A1 running from the south to the north of the county is within easy reach with motorway links further afield. From Amble Harbour there are seasonal boat trips to Coquet Island with sightings of puffins, roseate terns and grey seals and the weekend market at the harbour is well worth a visit. Travelling south along the coastal road will bring you to Druridge Bay Country Park with its glorious wide sandy bay, water sports lake and countryside walks whilst the neighbouring historic village of Warkworth has a 13<sup>th</sup> century Castle, riverside walks along the Coquet with a welcomed break at one of the popular cafes.



If you are looking for a home with plenty of living space, impeccably presented and conveniently placed for all the amenities, this property would be the perfect choice.





ENTRANCE HALL

DOWNSTAIRS W.C.

LOUNGE 12'11" (3.94m) x 12'2" (3.71m)

DINING KITCHEN 18'1" (5.51m) max x 9'4" (2.84m) max

GARDEN ROOM 12'10" (3.91m) max x 11'10" (3.61m)

UTILITY ROOM 7'8" (2.33m) max x 5'4" (1.62m) max

LANDING

BEDROOM TWO 12'11" (3.94m) max x 10'8" (3.25m) max

EN-SUITE SHOWER ROOM

BEDROOM THREE 9'6" (2.9m) x 9'6" (2.9m)

BEDROOM FOUR 9'6" (2.9m) x 8'3" (2.53m)

BATHROOM

LANDING

MAIN BEDROOM 15'8" (4.78m) max x 11'4" (3.46m) max

EN-SUITE SHOWER ROOM

GARAGE, DRIVEWAY AND GARDENS

#### PRIMARY SERVICES SUPPLY

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: MAINS GAS

Broadband: FIBRE

Mobile Signal Coverage Blackspot: NO

Parking: GARAGE AND DRIVEWAY

#### 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: C**

AM0004569/LP/LP/28022025/V.1.







Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Energy efficiency chart



**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**

