



Gannet Drive Amble

- Four Bed Two Bath Detached
- Exceptionally Well Presented
- Spacious Accommodation
- Garage, Driveway, Gardens
- Viewing Strongly Recommended

£287,500



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Gannet Drive

Amble NE65 0FR

An exceptional four bedroom two bathroom detached property with bright and airy living space, generously proportioned and impeccably presented throughout. The property occupies a convenient position within walking distance to the town centre shops, cafes and restaurants and to Amble Harbour Village with its retail pods, Little Shore Beach and Pier. Still under the builder's new home guarantee, this is a superb property for many types of buyers either local or moving into the area and a perfect choice for anyone looking for an outstanding coastal property. Briefly comprising to the ground floor: entrance hall, lounge with double doors through to the dining kitchen with an excellent range of contemporary units and a useful storage cupboard/pantry under the stairs. French doors lead out from the dining area onto the patio. From the kitchen there is a separate utility room and downstairs w.c. To the first floor from the landing there are four good sized bedrooms, the main with an en-suite shower room and there is a separate family bathroom. Outside a driveway provides for off road parking and accesses the single garage with light and power and the property stands behind a lawned garden. A side gated pathway will lead you to the generous rear garden which is bordered by timber fencing and mainly lawned with a paved patio area.

Amble is a popular town with plenty of shopping and leisure amenities as well as schools for children of all ages. There are seasonal boat trips to Coquet Island with sightings of puffins, roseate terns and grey seals and the Sunday market at the harbour is well worth a visit. The public transport is regular with services to Morpeth, Alnwick and connections beyond and the train station in Alnmouth provides journeys to Newcastle, Edinburgh and further afield. Whilst Amble has local shops and supermarkets there is a wider choice of facilities in Alnwick and Morpeth. Just a short drive will bring you to Druridge Bay Country Park with its watersports lake, countryside walks and a glorious wide sandy bay. An early viewing of this fabulous home is strongly recommended.

ENTRANCE HALL

LOUNGE 15'10" (4.83m) x 11'1" (3.38m)

DINING KITCHEN 18'6" (5.64m) x 10'3" (3.12m)

UTILITY ROOM

DOWNSTAIRS W.C.

LANDING

BEDROOM ONE 13'6" (4.12m) x 14'4" (4.37m)

EN-SUITE

BEDROOM TWO 12'3" (3.73m) x 9'3" (2.82m)

BEDROOM THREE 9'6" (2.90m) x 9'3" (2.82m)

BEDROOM FOUR 9'8" (2.95m) x 7'2" (2.18m)

BATHROOM

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 North East region is famous for its rich mining heritage and therefore it will be beneficial to conduct a mining search. 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. There is an annual service charge of £150 per annum.

COUNCIL TAX BAND: D

EPC RATING: B

AM0004587/LP/LP/04032025/V.1



Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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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



The Property Ombudsman