



# 6 Shearwater Drive

North Sea Manor, Amble





## 6 Shearwater Drive, North Sea Manor, Amble, Morpeth, Northumberland, NE65 0DF

A well presented three/four bedroom modern detached house, constructed by Persimmon in 2023, with a recent garage conversion creating a ground floor 4th bedroom or versatile - the house, ideal as a main or second home, is well positioned for easy access to the coast and nearby local amenities, has a double width driveway for two cars, and an enclosed lawned rear garden. NO UPWARD CHAIN.

The modern family home, a 'Rutland/Rufford' style, benefits from a 10 year NHBC guarantee and a number of upgrades and additions including; an electric 'Dimplex Opti-Myst' fire with an attractive marble surround in the sitting room, and in the kitchen upgraded cabinets, blinds to the windows, a brushed metal sink tap, and 'Zanussi' integrated dishwasher and washing machine. There is also upgraded full tiling and ladder radiator to the family bathroom, and upgraded tiles to the ensuite.

Ground floor - Vestibule | Sitting room with a central feature fireplace and access to the hallway | Inner hallway with stairs to the first floor | Ground floor WC | Versatile ground floor bedroom or home office/snug | Excellent open plan kitchen/dining room with French doors opening to the rear garden - kitchen fitted with a range of cabinets with integrated hob & extractor, oven, dishwasher, washing machine and space for a fridge/freezer.





First floor - First floor landing | Generous master bedroom | Ensuite shower/WC | Two further bedrooms | Family bathroom/WC

Externally - The house has a double width driveway for two cars | Gate to the side giving access to the rear garden | Lawned garden with a large timber shed, paved patio area, outside water tap and timber fence to the boundary.

The coastal town of Amble offers a range of local amenities, including Doctors, Dentists and a wide variety of shops, cafes, pubs/restaurants & supermarkets - the lovely Amble Harbour and 'Little Shore' has a number of independent shopping Pods, fresh fishmongers, 'The Boathouse' and 'Fish Shack' restaurants. Alnmouth Railway station is only a short drive, with regular direct services to Londons Kings Cross, Edinburgh Waverley and Newcastle Central Station.

Services: Mains Electric, Gas, Water & Drainage | Gas Central Heating | Tenure: Freehold | Council Tax: Band C | EPC: B

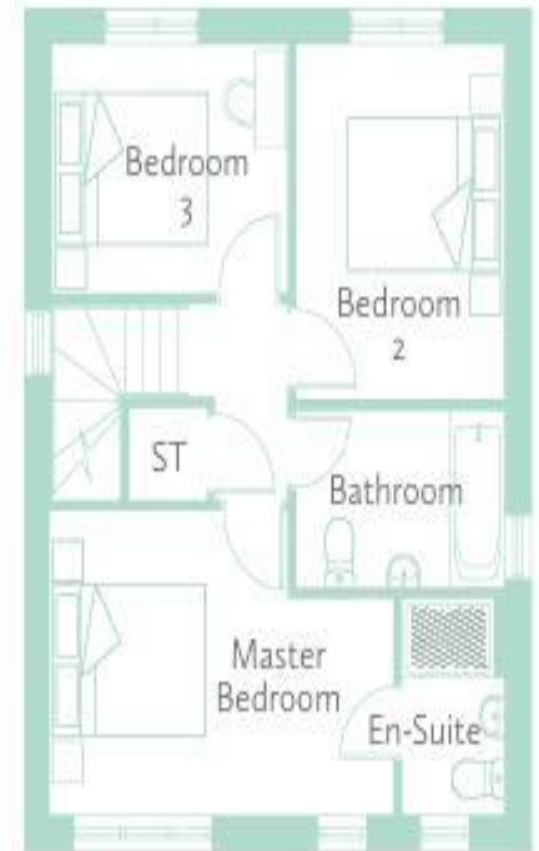
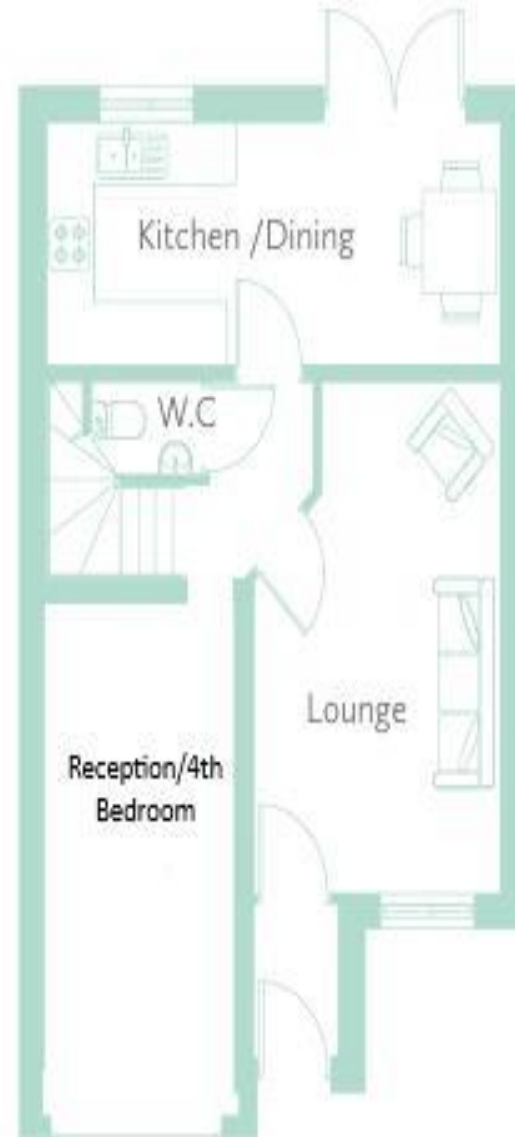
Guide Price £239,950

## Ground Floor

	Metric	Imperial
Kitchen / Dining	5750 x 2340	18' 10" x 7' 8"
Lounge	4930 x 3130	16' 2" x 10' 3"
W.C	1200 x 943	3' 9" x 3' 1"

## First Floor

	Metric	Imperial
Master Bedroom	4240 x 2900	13' 11" x 9' 6"
En-suite	1367 x 2162	4' 9" x 7' 1"
Bedroom 2	3430 x 2660	11' 3" x 8' 9"
Bedroom 3	3010 x 2410	9' 10" x 7' 11"
Bathroom	2702 x 1725	8' 9" x 5' 6"





# SANDERSON YOUNG

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