

# 5 Rivergreen Amble

  
SANDERSON  
YOUNG







**5 Rivergreen  
Amble, Morpeth, Northumberland,  
NE65 0GZ**

A stylish four bedroom, detached house over three floors, with stunning views to Amble Marina, the Coquet Estuary and the sea - the contemporary home has excellent natural light, an impressive second floor sitting room with Juliet balcony overlooking the Marina, and west facing private balcony with views over to Warkworth Castle and the surrounding countryside. Landscaped courtyard garden, double width driveway and double garage with electric door.

The exclusive modern scheme was built by Rivergreen Homes in 2007 - the development won a number of awards including 'The Journal Landmark' award, and was overall winner for 'The Journal 21st Century Living' award, celebrating its innovative design which incorporated a curved sedum and zinc roof, full height picture windows, and vaulted second floor sitting room.

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**Price Guide:**

Guide Price £525,000

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Ground floor - Reception hallway | Cloakroom/wc | Magnificent open plan kitchen/dining room with doors opening to the rear courtyard - fitted with a range of wood cabinets with granite worktops, with integrated fridge/freezer, dishwasher and space for a gas range cooker | Galley style utility room with plumbing for a washing machine and a door to the garden | Ground floor guest double bedroom | Ensuite shower room/wc.

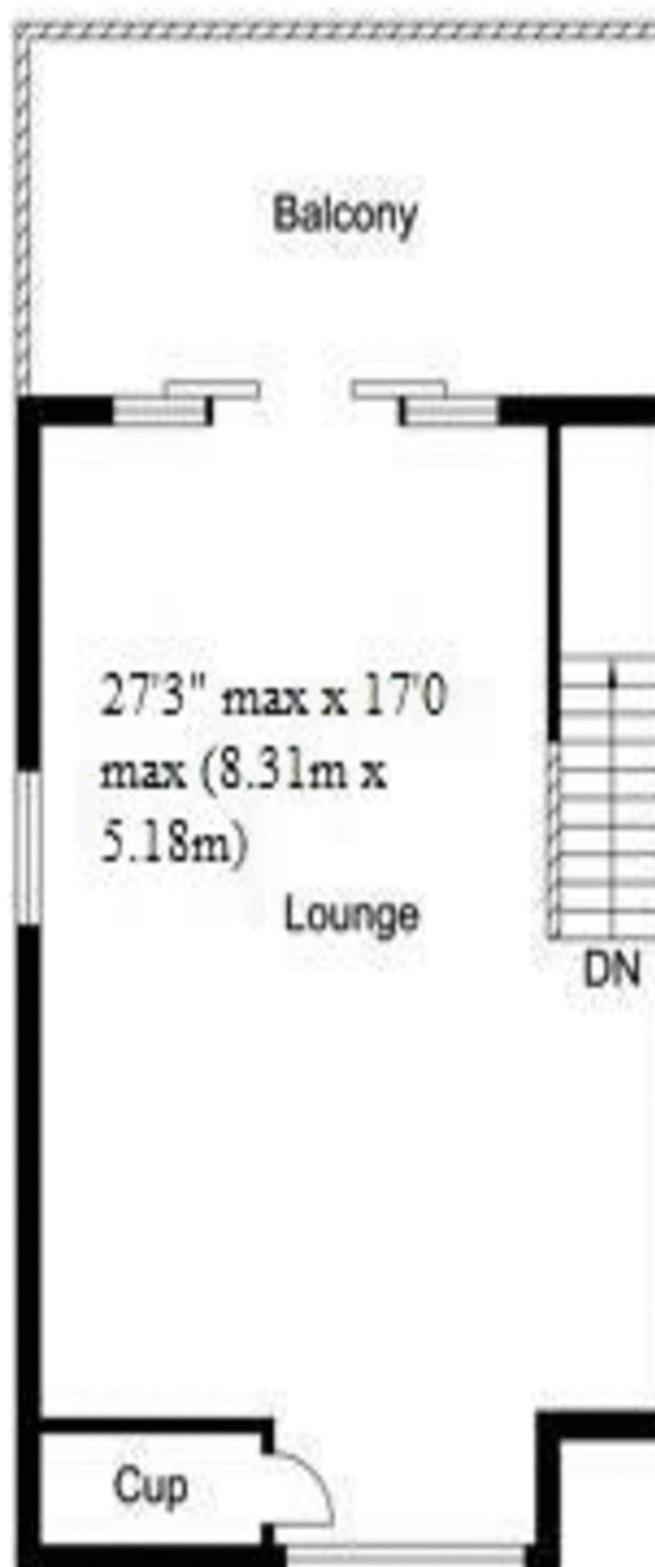
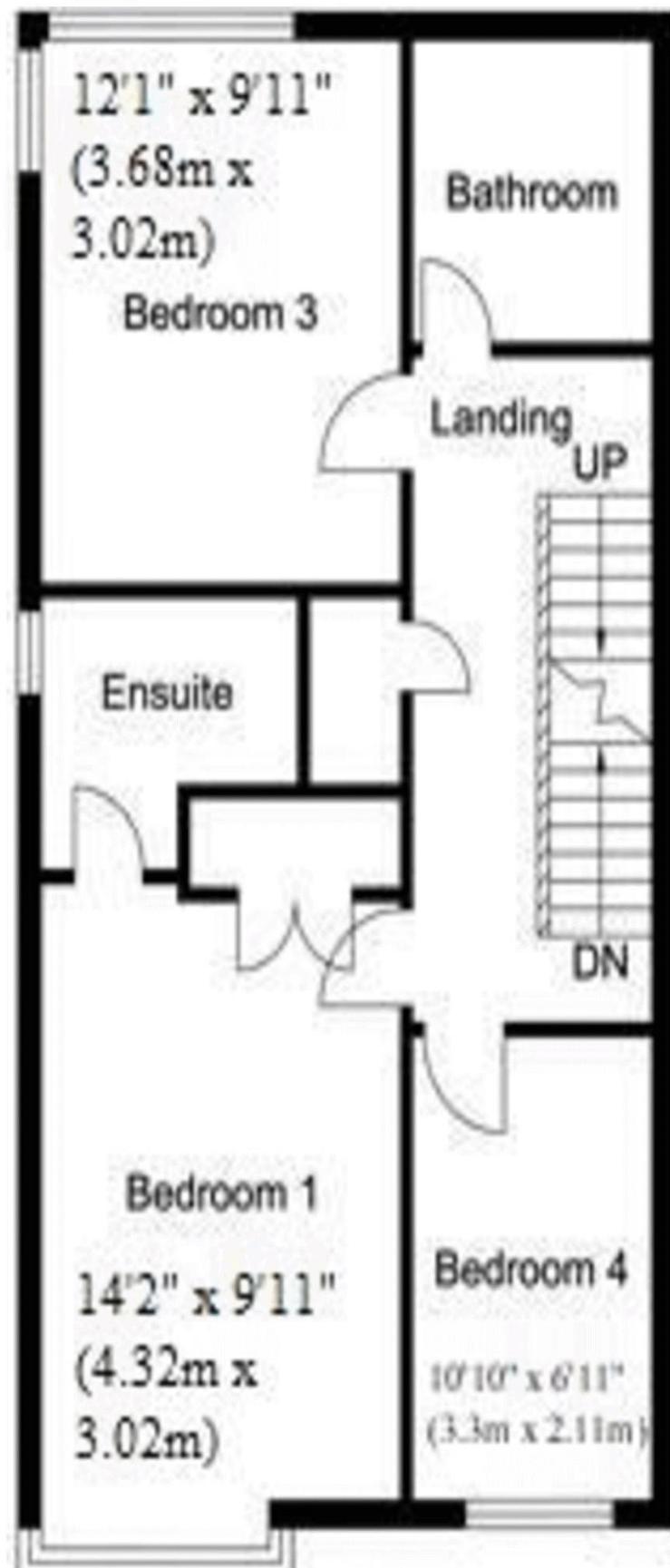
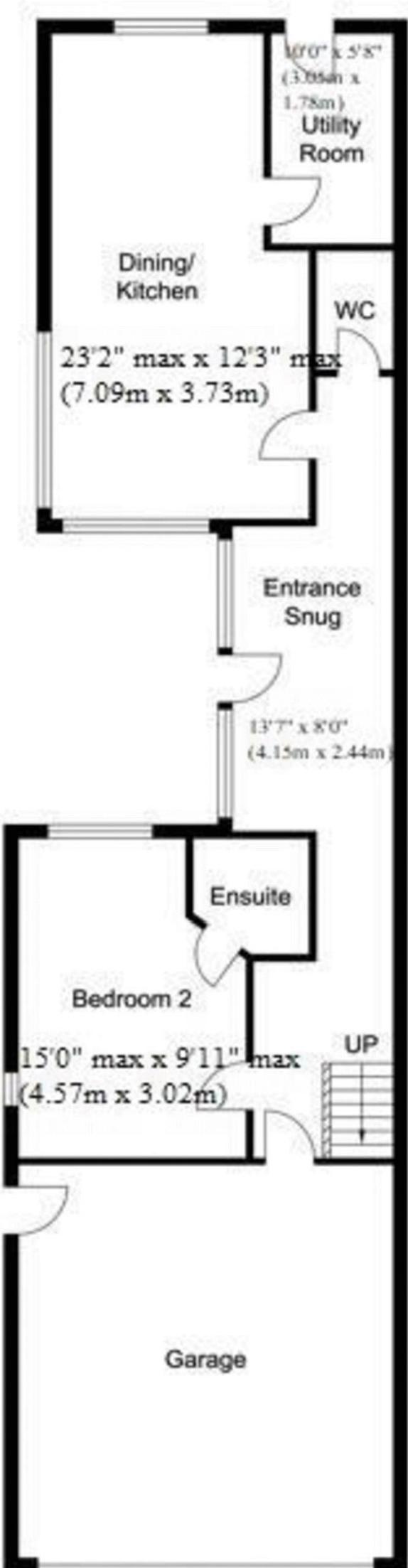
First floor - Master bedroom with fitted wardrobes, and great views over The Braid to the Marina and sea | Ensuite shower room/wc | Double bedroom three | Single bedroom four, currently used as a study | Family bathroom/wc. Second floor - Fabulous second floor sitting room with dual aspect doors opening to the private balcony terrace and Juliet balcony - fantastic elevated views to Amble Marina, the Coquet Estuary and Warkworth Castle, with a great feeling of space and light from the full height vaulted ceiling, and windows/doors to three elevations.



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## First Floor

## Second Floor

## Ground Floor



**Externally** - The property has a lovely landscaped rear garden, with gated access to the Amble/Warkworth road, and secure gated access to the side. The house benefits from a double integral garage, with electric door, and driveway parking for two cars.

Rivergreen is located towards the edge of Amble, and only a short walk from the thriving harbour with its independent shopping Pods, The Boathouse and Fish Shack restaurants and fresh fishmongers. Amble offers a range of local amenities, including a wide variety of shop, cafes, bars and restaurants, with a working harbour area and lovely 'Little Shore' beach.

The location is ideal for easy access to the stunning Northumberland coastline, Hauxley & Druridge Nature Reserves, fabulous historic Castles and the bustling market towns of Alnwick and Morpeth.

Alnmouth Railway Station is only a short drive, with regular direct services to London Kings X, Edinburgh Waverley and Newcastle Central Station.

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



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