

# BRUNTON

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## RESIDENTIAL



**ST. LAWRENCE AVENUE, AMBLE, MORPETH, NE65**

**Offers Over £245,000**

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Refurbished four-bedroom property situated on St. Lawrence Avenue, Amble, Morpeth, offering well-presented accommodation arranged over two floors. The home has undergone significant improvement, including updated glazing, rewiring, replastering and the installation of solar panels, resulting in a modernised and energy-conscious residence ideally suited to families and professionals alike.

Internally, the property provides versatile and thoughtfully arranged living space, including multiple reception areas, a refitted solid oak kitchen with integrated appliances, and a conservatory opening onto the rear garden. To the first floor are four well-proportioned bedrooms, including a master bedroom with built-in sliding-door wardrobes, alongside a contemporary family bathroom with high-quality fittings and a walk-in mains-fed shower. Additional features such as partially boarded loft storage and ample built-in cupboards, and off-street parking, enhance the practicality of the home.

Located within the popular coastal town of Amble, the property is well positioned for access to local shops, supermarkets, cafes and leisure amenities. Well-regarded schools are available within the area, and the nearby harbour and coastline offer attractive outdoor space. Morpeth town centre is within easy reach, and there are convenient road links connecting to the A1068 and A1, providing straightforward commuting options to surrounding towns and Newcastle upon Tyne.

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The internal accommodation comprises: a UPVC double-glazed entrance porch featuring a tiled floor. The entrance porch leads through a full-glazed internal door into the reception room, currently utilised as a music room, where an open glass and oak staircase rises to the first-floor landing. LVT flooring runs throughout the ground floor, enhancing both durability and aesthetic appeal. The living room is positioned to the front elevation and enjoys a bay window, with a stove-effect fire set within an alcove and finished with an oak mantel, creating an attractive focal point. The kitchen/dining room has been refitted with solid oak wall and base units complemented by solid wood work surfaces. It incorporates a sink and drainer unit, hob with extractor over, and a double Neff oven, with additional space for a slimline dishwasher, washing machine and dryer. A dining area sits adjacent to the kitchen, with sliding patio doors opening into a double-glazed conservatory, which in turn provides direct access to the rear garden.

To the first floor, the landing provides access to all four bedrooms and the family bathroom. There is a loft access hatch with a pull-down ladder, and the loft is partially boarded, offering useful storage space. The master bedroom is positioned to the front elevation and benefits from a double-glazed window, built-in sliding-door wardrobes with oak doors, and a storage cupboard over the stairs. A further bedroom to the rear features a double-glazed window and wood-effect flooring. The remaining double bedroom, currently arranged with twin beds, enjoys a double-glazed window to the front, wood flooring and a useful storage cupboard. The fourth bedroom, whilst the smallest of the four, remains a generous single and includes a double-glazed window to the rear and wood-effect flooring. The family bathroom is fitted with built-in vanity units incorporating a half-bowl marble sink and concealed cistern WC. There is a walk-in shower cubicle with a mains-powered monsoon shower head and additional angled attachment, complemented by fully tiled walls and matt black fittings, with a window to the rear elevation providing natural light.

Externally, the property benefits from a block-paved driveway providing off-street parking for two vehicles, enclosed to the front by a wall and railings. The rear garden is enclosed and offers a good degree of privacy, laid mainly to lawn with planted borders, shrubs and a rockery area, together with a storage shed.



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TENURE : Freehold

LOCAL AUTHORITY : Northumberland CC

COUNCIL TAX BAND : A

EPC RATING : C

