



16 Cromer Gardens
Longstone Manor
Amble



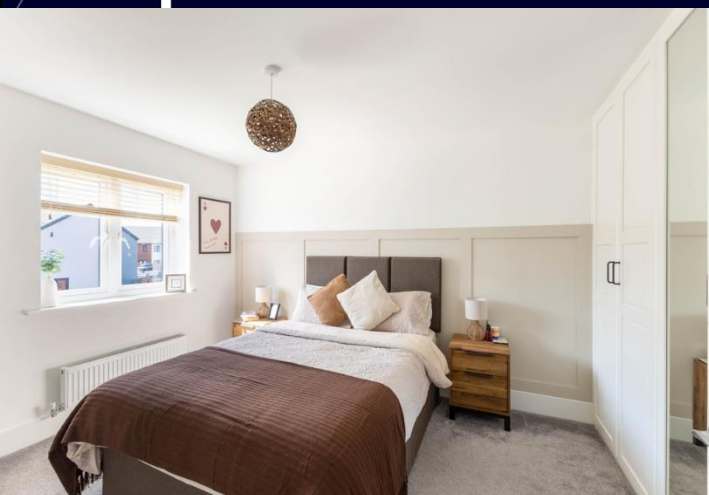
16 Cromer Gardens, Longstone Manor, Amble, Morpeth, Northumberland, NE65 0ZQ

A beautifully presented, nearly new three-bedroom semi-detached home, built by Persona Homes and occupying one of the larger corner plots within this sought-after modern development on the western edge of Amble. Offering an exceptional west-facing rear garden, generous front and side gardens, a double driveway, Freehold title, the remainder of a 10-year NHBC warranty and no onward chain, this superb home is ready to move straight into.

Completed in 2024, the property combines all the advantages of modern living with stylish, low-maintenance accommodation and the reassurance of significant remaining NHBC warranty cover. Occupying one of the larger corner plots within the development, it enjoys generous gardens to the front, side and rear, providing considerably more outdoor space than many comparable homes and creating an attractive setting with a real sense of openness.

One of the property's standout features is its exceptional outside space. The generous west-facing rear garden enjoys sunshine throughout the afternoon and into the evening and has been thoughtfully arranged with a large lawn, raised planted beds and a hardstanding area ideal for a summerhouse, greenhouse, shed or children's play area. To the front and side, the property also benefits from attractive lawned gardens that enhance its kerb appeal while providing additional outdoor space rarely found with modern developments. Two gated side accesses lead directly to the double driveway, providing excellent practicality together with secure and convenient access to the rear garden.





The accommodation has been thoughtfully designed with modern lifestyles in mind. A welcoming entrance hall leads to a bright and comfortable sitting room overlooking the front of the property, while to the rear, the spacious kitchen and dining room forms the heart of the home. French doors open directly onto the garden, creating an excellent space for entertaining and everyday family living. The contemporary kitchen is fitted with a comprehensive range of modern units and integrated appliances, including double ovens, an induction hob with extractor, together with a generous larder cupboard, plumbing for both a washing machine and dishwasher, and space for a freestanding fridge freezer. A convenient ground floor WC completes the accommodation.

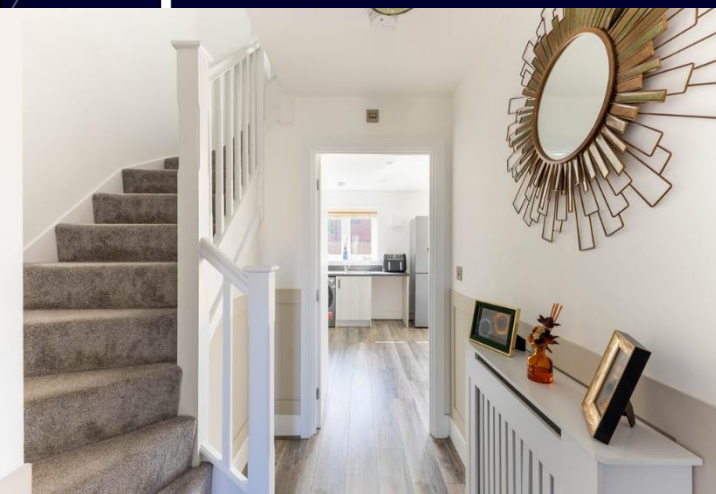
To the first floor, the principal bedroom overlooks the rear garden and benefits from fitted wardrobes, while the second bedroom is another generous double. Unlike many modern three-bedroom homes, the third bedroom is a genuinely well-proportioned room rather than a typical box room, providing excellent flexibility as a child's bedroom, guest room or home office, with ample space to accommodate a three-quarter or small double bed if required.

The contemporary family bathroom is fitted with a modern white suite comprising a bath with mains-fed shower over, wash hand basin and WC.

Further benefits include uPVC double glazing, gas central heating and an energy-efficient specification, making this an attractive home that is economical to run and requires very little maintenance.

£225,000





The property enjoys a convenient position within easy walking distance of local schools, the supermarket and Amble's thriving town centre. The increasingly popular harbour, marina, independent retail pods, cafés, restaurants and the beautiful Little Shore beach are all close by, while the spectacular Northumberland coastline, nearby castles at Warkworth, Alnwick, Dunstanburgh and Bamburgh, and excellent rail links from Alnmouth to Newcastle, Edinburgh and London King's Cross make this an outstanding location for both everyday living and weekend adventures.

Combining the benefits of a nearly new home with one of the development's larger corner plots, generous gardens to three sides, an exceptional west-facing rear garden, a genuinely generous third bedroom and a superb coastal location, this is a rare opportunity to acquire a home that offers considerably more than the average modern three-bedroom property. Early viewing is highly recommended.

Key Features • No onward chain • Exceptional west-facing rear garden with afternoon and evening sunshine • One of the larger corner plots on the development • Generous gardens to the front, side and rear • Double driveway with gated access to the rear garden • Nearly new Persona Homes property, built in 2024 • Remaining 10-year NHBC warranty • Spacious kitchen/dining room with French doors opening onto the garden • Three well-proportioned bedrooms, including a generous third bedroom • Modern, low-maintenance home ready to move into • Freehold property with gas central heating and uPVC double glazing • Walking distance to Amble town centre, harbour and local amenities.

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

Ground floor

Kitchen/dining	5.42m x 2.54m
Living room	5.67m x 2.96m



First floor

Master bedroom	4.39m x 3.0m
Bedroom 2	3.73m x 3.0m
Bedroom 3	2.69m x 2.33m
Bathroom	2.59m x 2.33m
Total Area	87.5 sq m





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