





## Willow Way, Ellington, Morpeth

Offers In Region Of £375,000

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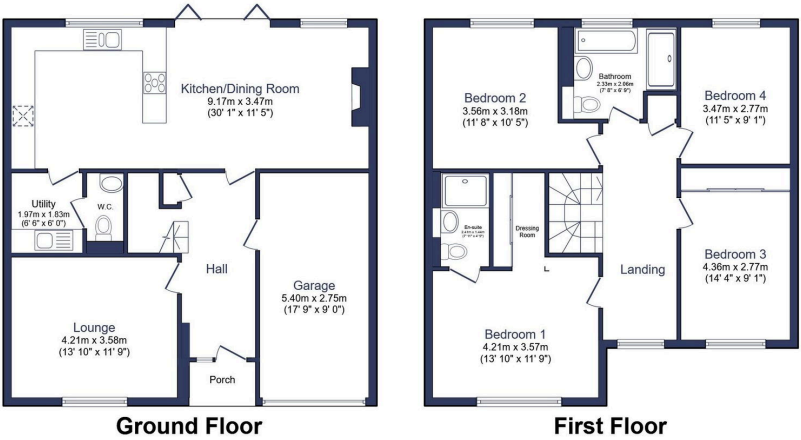
- Four Bedroom Detached Family Home.
- Open Plan Kitchen/Dining/Family Room.
- Integral Garage.
- Master Bedroom With Ensuite And Dressing Room.
- South Facing Rear Garden.
- Good Size Front Aspect Living Room.
- Utility Room & Downstairs WC.
- Four Double Bedrooms.
- Four Piece Family Bathroom.
- Multi Car Driveway.





**Four Bedroom Detached Family Home - Formerly The Show Home.**

This beautiful four bedroom detached home has everything you could expect from a property that was formerly the show home, some of its key features include a dressing room & en-suite shower-room off the master bedroom, a modern 4-piece family bathroom as well as a downstairs WC, a separate utility room along with internal access to your own single garage. The reception space on offer is brilliant for entertaining, as well as a good size front aspect living room, at the rear of the property is the open plan kitchen/diner/family room that leads nicely onto the south facing rear garden. The front of the property gives way to multi car parking. This property is a must view to appreciate all that it has to offer.



Total floor area 163.0 m<sup>2</sup> (1,754 sq.ft.) approx  
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

Energy performance certificate (EPC)

1 Willow Way  
SHEPHERD  
ELLINGTON  
NE1 5EG

Energy rating

B

1965 units

29 January 2023

Certificate number:

7467-3623-2358-1257-6209

Property type

Detached house

Total floor area

147 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.  
You can read [guidance for landlords on the regulations and exemptions](#) <https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standards-guidance>

Energy rating and score

This property's energy rating is B. It has the potential to be A.  
[See how to improve this property's energy efficiency](#)

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.  
For properties in England and Wales:  
the average energy rating is D  
the average energy score is 60

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

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