



## Willow Way, Ellington, NE61 5BQ

Offers Over £260,000

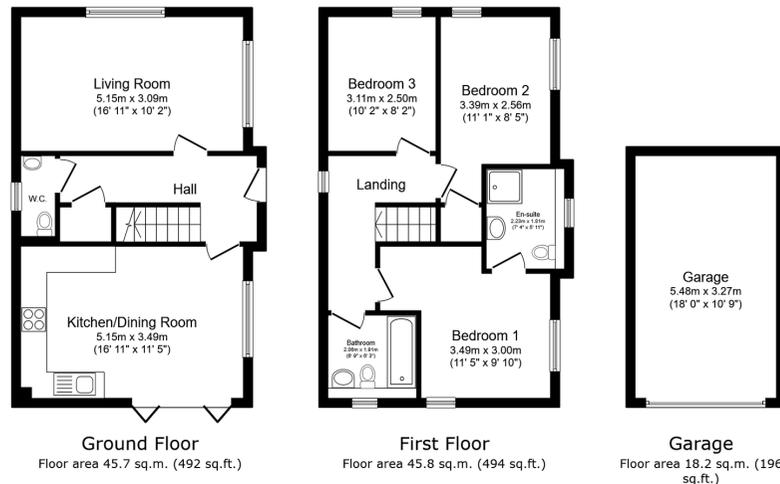
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- Modern Well Presented Detached Home.
- Corner Plot.
- Full Length Kitchen/Diner, With Platinum Kitchen Upgrade.
- Three Bedrooms, Master With En Suite.
- Detached Single Garage & Double Driveway.
- Popular Dune Design.
- Good Size Lounge.
- Bifold Doors Leading Out To The Garden.
- Downstairs WC.
- Close To The Coast & Local Amenities.



**Modern Double Fronted Three Bedroom Detached Family Home.** A beautiful well presented modern three bedroom detached home built by Ascent homes, this popular designed home The Dune sits on a good size corner plot and offers a spacious lounge, full length open plan kitchen/diner with a platinum kitchen upgrade & bifold doors leading out to the garden, a downstairs WC completes the ground floor. On the first floor there are 3 good sized bedrooms with an en suite shower room off the master bedroom and a three piece family bathroom. This double fronted home is bathed in natural light with long floor windows at every side of the home. Externally is the detached single garage, double driveway and well maintained gardens that wrap around this fantastic home. This home is also a very short drive away to the coast, is close to Ellington first school and local amenities.



Total floor area: 109.8 sq.m. (1,182 sq.ft.)

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any 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.propertybox.io](http://www.propertybox.io)



**Energy performance certificate (EPC)**

41 WILLOW WAY SAUND WALE ELLINGTON NEST SEG	Energy rating <b>B</b>	Valid until 2 February 2031
Property type Detached house		Certificate number 1228-2432-8008-0967-3206
Total floor area 92 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-energy-ratings-property-valuation-energy-efficiency-labels-and-ratings) <https://www.gov.uk/guidance/domestic-energy-ratings-property-valuation-energy-efficiency-labels-and-ratings>

**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

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