

BRUNTON

RESIDENTIAL

T. 01670 202008
E. morpeth@bruntonresidential.co
A. 28a Bridge Street , NE61 1NL
W. bruntonresidential.com



Holly Way

Ellington Morpeth, NE61 5DG

SHOWHOME CONDITION - SOUGHT AFTER LOCATION - FANTASTIC FAMILY HOME

Brunton Residential are delighted to offer to the market this four bedroom, detached home on Holly Way in Ellington, near Morpeth. This fantastic, turnkey property is presented to a high standard throughout, offers ample living accommodation and is a short walk to Ellington Primary School with Cresswell beach also in close proximity. The property offers a beautifully landscaped garden with summer house, would make a superb family home and is presented with no onward chain.

Offers Over £350,000

9 Holly Way

Ellington Morpeth, NE61 5DG



Accommodation briefly comprises: large entrance hallway with store cupboard and access to the integral garage. The cosy lounge to the front of the property boasts a large window allowing natural light to flood in. To the rear of the property is the bright, full-width kitchen/diner with French doors to the rear and access to a utility room and WC. The kitchen itself is fitted with modern wall and floor units with coordinated work surfaces and fitted appliances and offers space for formal and informal dining.

To the first floor is a great sized landing area allowing access to all rooms. To the front is the fantastic master bedroom with large south-facing window, walk-in wardrobe and stylish en-suite shower room. There are three further double bedrooms, two with fitted wardrobes and a fully tiled family bathroom with WC, basin, bath and walk-in shower.

Externally, to the front is a small garden laid to lawn with planted borders, a block paved driveway providing off-street parking for two cars and pathway access to the property and garage. To the rear, is an excellent landscaped garden with lawn and patio areas, fenced boundaries and access to the impressive summer house which has an electric supply and could be used as a home office or family room.

Viewing is highly recommended to appreciate the accommodation on offer. To book your viewing, please contact the sales team on 01670 202008.

ON THE GROUND FLOOR

Hallway

Lounge

11'10" x 13'11" (3.60m x 4.25m)

Kitchen/Diner

11'9" x 31'2" (3.58m x 9.50m)

Utility

6'6" x 5'10" (1.99m x 1.80m)

WC

Garage

Summer House

8'11" x 15'3" (2.74m x 4.67m)

ON THE FIRST FLOOR

Landing

Bedroom

11'7" x 13'11" (3.54m x 4.25m)

En-suite

Walk-in Wardrobe

Bedroom

14'1" x 9'5" (4.29m x 2.87m)

Bedroom

11'8" x 9'5" (3.55m x 2.87m)

Bedroom

12'0" x 13'11" (3.67m x 4.25m)

Bathroom

7'11" x 10'7" (2.42m x 3.24m)

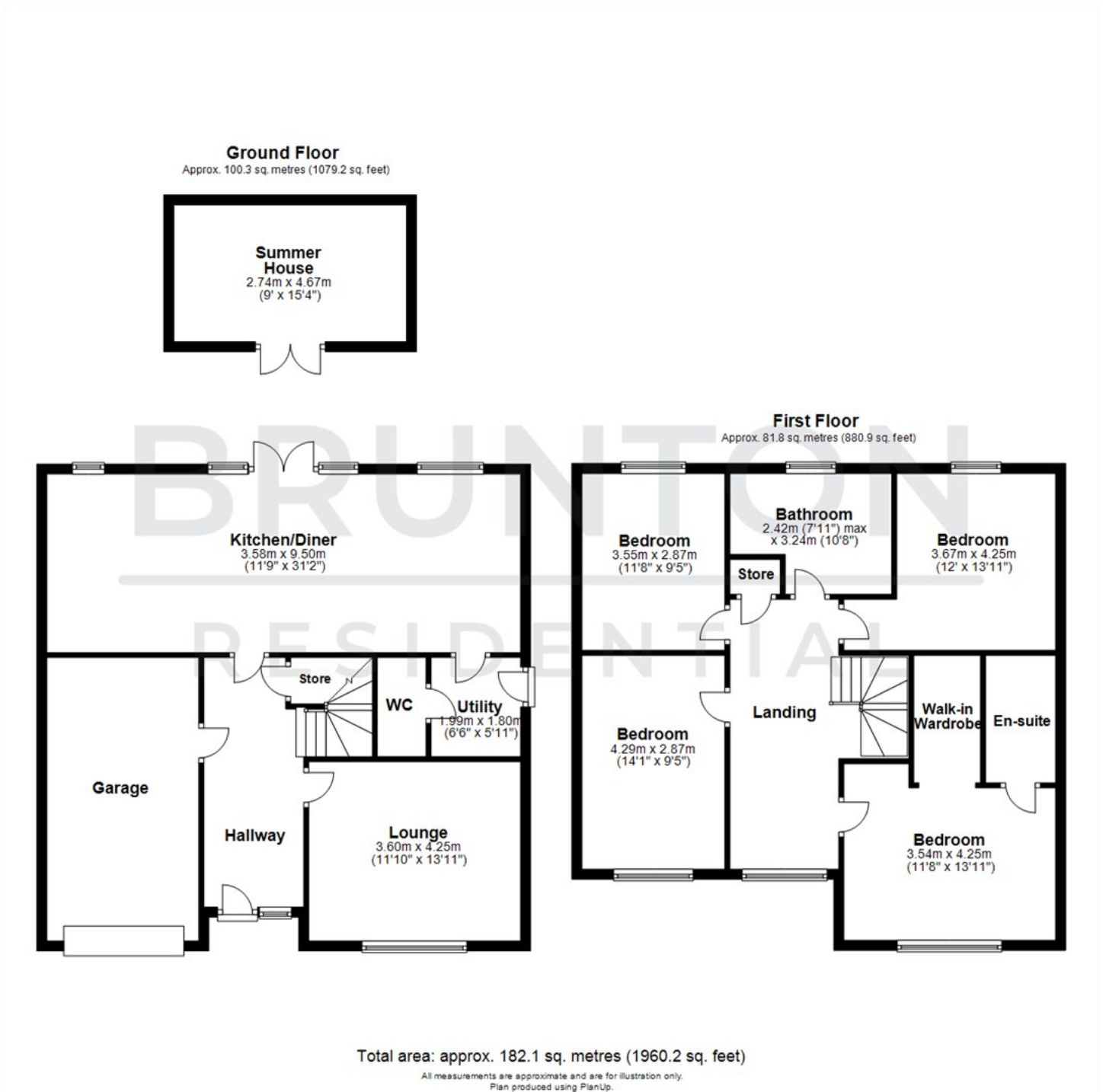
Disclaimer



- SHOWHOME CONDITION
- GREAT LOCATION
- FANTASTIC FAMILY HOME
- FOUR BEDROOMS
- DETACHED
- FRONT & REAR GARDENS
- GARAGE & DRIVEWAY
- NO ONWARD CHAIN



Floor Plan



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92 plus) A			(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
	84	91	
England & Wales	EU Directive 2002/91/EC		England & Wales
			EU Directive 2002/91/EC