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MILE BEACH COURT, ELLINGTON NE61

Offers Over £575,000

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IMMACULATELY PRESENTED - MODERN DETACHED FAMILY HOME - CLOSE TO CRESSWELL BEACH

Situated only 1 Mile from the Outstanding Northumberland Coastline, Boasting an Impressive Open Plan Lounge, Dining and Kitchen Space, Utility/Boot Room, Four Double Bedrooms, Two En-Suites plus Family Bathroom, Large Multicar Driveway, Detached Double Garage & Extensive Lawned Rear Gardens!

This superb, modern home is ideally placed within the semi-rural, coastal village of Ellington, Northumberland. Ellington, which is located close to both Cresswell Beach and Druridge Bay, is perfectly placed to provide easy access into the coastal villages of Amble and Warkworth as well as the historic market town of Morpeth with its shops, cafes and restaurants which is only 8 miles away.

Nestled away from the road and positioned down a short, shared driveway, Mile Beach Court was originally constructed in 2014 by Campbell Mackenzie, and has been built to a very high specification throughout.

The property is also located close to Ellington Primary School and The Plough public house.

Ellington village provides excellent transport links. The closest mainline stations are Morpeth (8 miles) and Alnmouth (14 miles). Newcastle is just 20 miles away.

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The internal accommodation comprises: Lobby which leads into a central entrance hall with staircase leading up to the first floor and to a ground floor guest cloakroom and WC. A door then leads into a magnificent, open plan living, dining and kitchen space which measures 40ft in length.

The living area is generous in size and enjoys a wood burning stove. Three sets of French doors provide access out onto the rear terrace and gardens.

The kitchen/breakfast room offers granite work-surfaces with a central island and breakfast bar. The kitchen also enjoys a large window overlooking the rear gardens and offers two doors, one leading into a useful pantry and the other into a good-sized utility/boot room with door to the side.

The central hallway then leads to the two downstairs bedrooms (one with en-suite) and the cloakroom with WC. There is also an under-stair cupboard with power. Smart thermostat. One of the ground floor bedrooms is currently utilised as a tv room/snug.

The stairs then lead up to the first-floor landing which offers two large store cupboards and leads into two further double bedrooms. The principal suite is an excellent double room with window over-looking the rear gardens and a door leading into a large, walk-in wardrobe with Velux rooflight. The dressing room also leads into a an en-suite shower room with three-piece suite. Bedroom four is the smallest of all the bedrooms but can still accommodate a double bed. Family bathroom with three-piece suite including a free-standing bath.

Externally, the property offers a large, gravelled driveway with fenced boundaries offering secure off-street parking for multiple vehicles and guests. The driveway also leads to a detached double garage with electronic up and over door, light and power and further storage to the eaves.

The rear gardens are extensive and are laid mainly to lawn, with paved patios, well stocked borders and a mixture of fenced and beech hedge boundaries. To the rear of the garden is a timber constructed garden store and a mature tree with seating area.

With solid oak flooring and gas central heating, this excellent modern detached family home offers a wonderful opportunity to secure a beautiful home close to the beautiful Northumberland coastline and early viewings are deemed essential.



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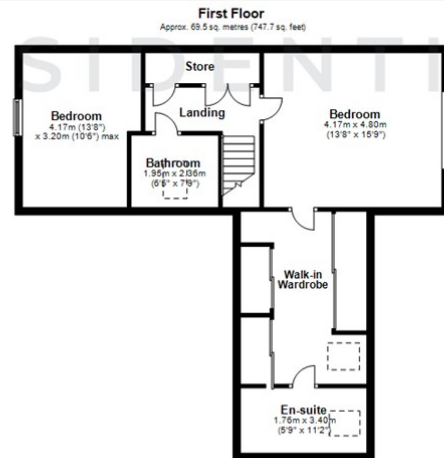
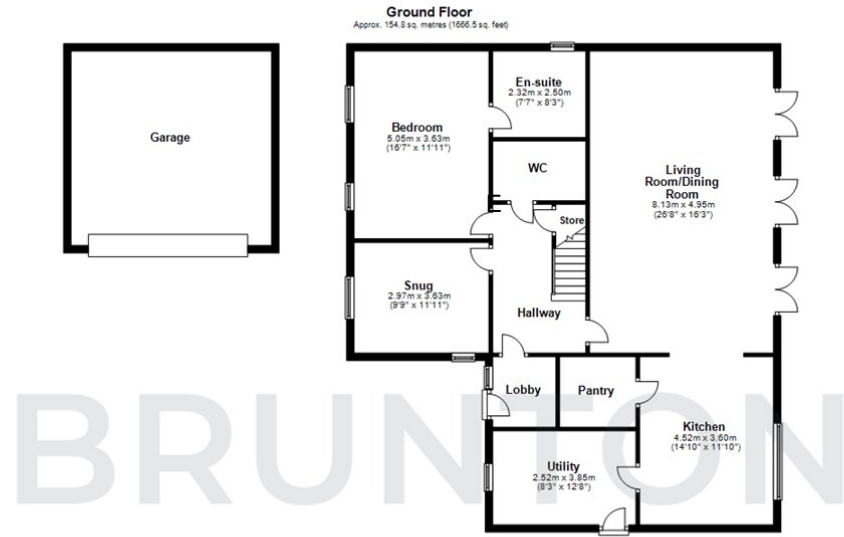
TENURE : Freehold

LOCAL AUTHORITY : Morpeth CC

COUNCIL TAX BAND : E

EPC RATING : C

SERVICES :



Total area: approx. 224.3 sq. metres (2414.2 sq. feet)
All measurements are approximate and are for illustration only.
Plan produced using PlanUp.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		80	86
England & Wales		EU Directive 2002/91/EC	

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