

BRUNTON
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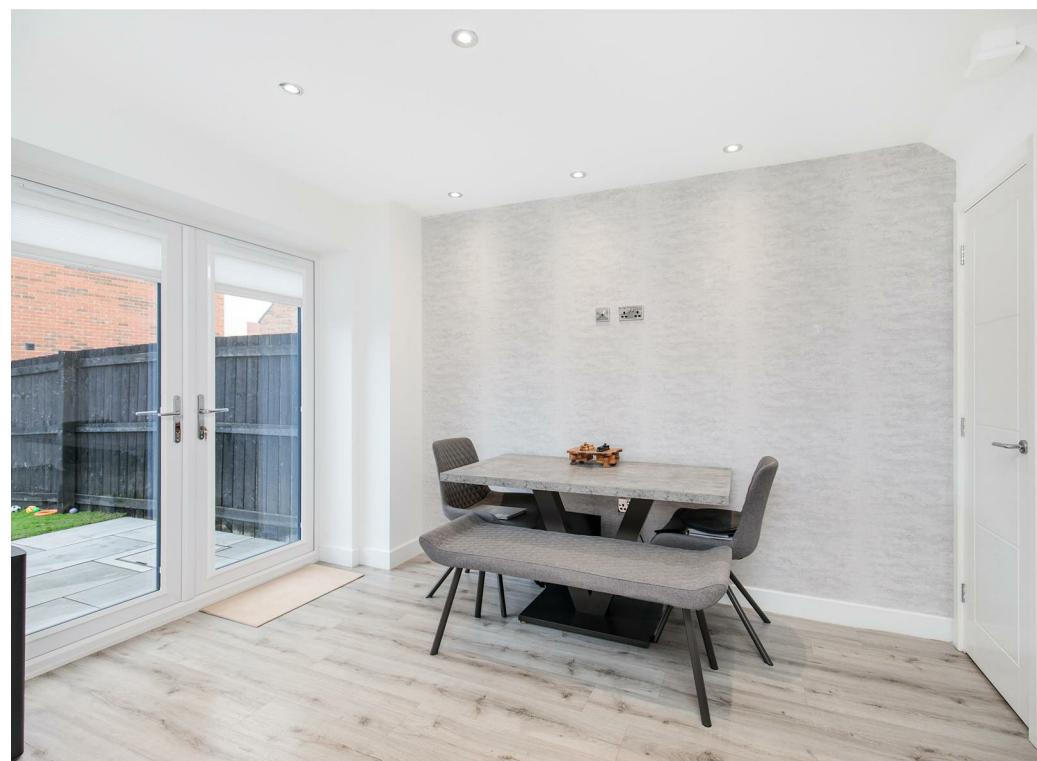


WILLOW WAY, SAXON VALE, ELLINGTON, MORPETH, NE61

Offers Over £200,000

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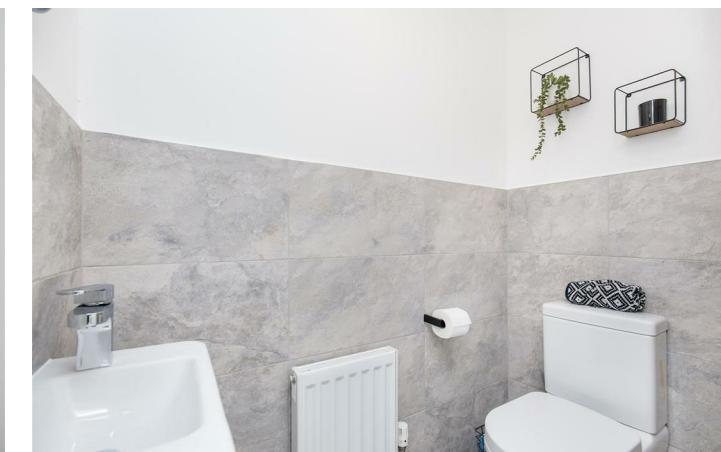
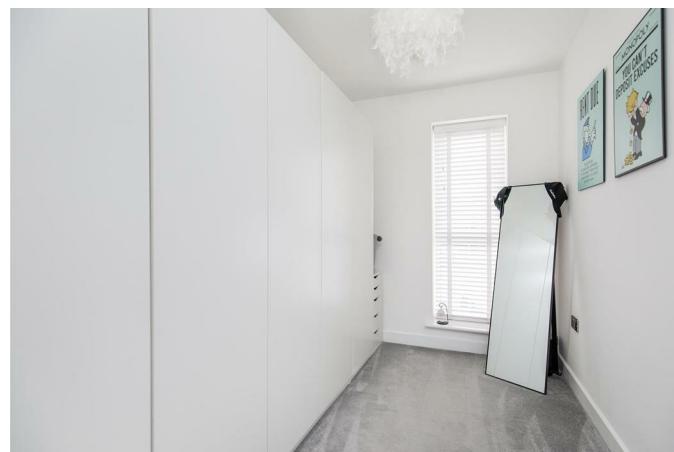


Modern three-bedroom semi-detached home, well presented throughout, located on Willow Way within the Saxon Vale development in Ellington, near Morpeth.

This well-presented property is arranged over two floors. The ground floor comprises a spacious front-aspect lounge, a modern open-plan kitchen and dining room, a convenient ground floor WC, and a useful utility room, while the upper floor hosts three well-proportioned bedrooms, including a principal bedroom with en-suite shower room, along with a well-appointed family bathroom serving the remaining rooms. The property further benefits from off-street parking, a good-sized front garden, and a low-maintenance enclosed rear garden.

Ellington is a popular coastal village offering a range of local amenities including shops, a primary school, and community facilities, with easy access to the stunning Northumberland beaches of Druridge bay. The village benefits from regular bus services and convenient road links, providing easy access to surrounding towns and the wider region, while nearby countryside and coastline offer excellent opportunities for outdoor recreation, making the location well suited to families and commuters alike.

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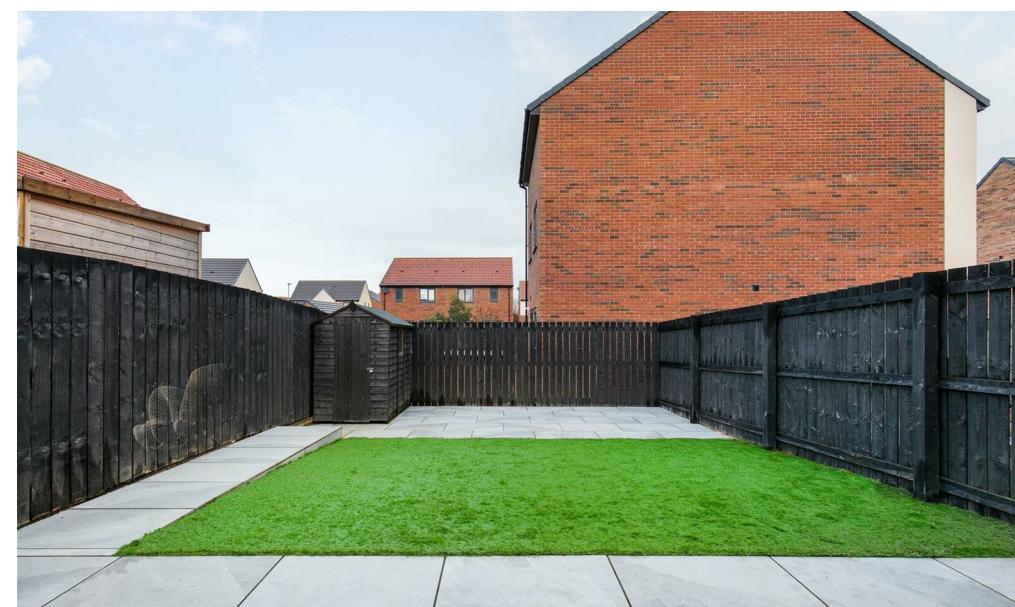
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The internal accommodation comprises: a welcoming entrance hall with a storage cupboard positioned to the right and stairs leading up to the first floor landing. To the left is a spacious front-aspect lounge, while further along the hallway, at the rear of the property, is a generous open-plan kitchen/dining room enjoying rear-aspect views and French doors opening out to the garden.

The kitchen is modern and well equipped with integrated appliances, along with a range of floor and wall units providing excellent storage and work surface space. Adjacent to the kitchen is a useful utility room offering additional storage, which in turn provides access to a convenient ground floor WC. The dining area further benefits from an understairs storage cupboard.

Stairs lead up to the first floor landing, which gives access to three well-proportioned bedrooms. The master bedroom enjoys a front-aspect outlook and benefits from a stylish en-suite shower room with tiled flooring, partially tiled walls, a WC, wash hand basin, and a large walk-in shower. A well-appointed family bathroom serves the remaining bedrooms and is fitted with tiled flooring, partially tiled walls, a WC, wash hand basin, and a bath with overhead shower.

Externally, to the front of the property there is a large driveway providing off-street parking for approximately two vehicles, alongside a lawned area and a pathway leading to the front door. To the rear is a well-maintained enclosed garden featuring astroturf, block paving, and a garden shed.



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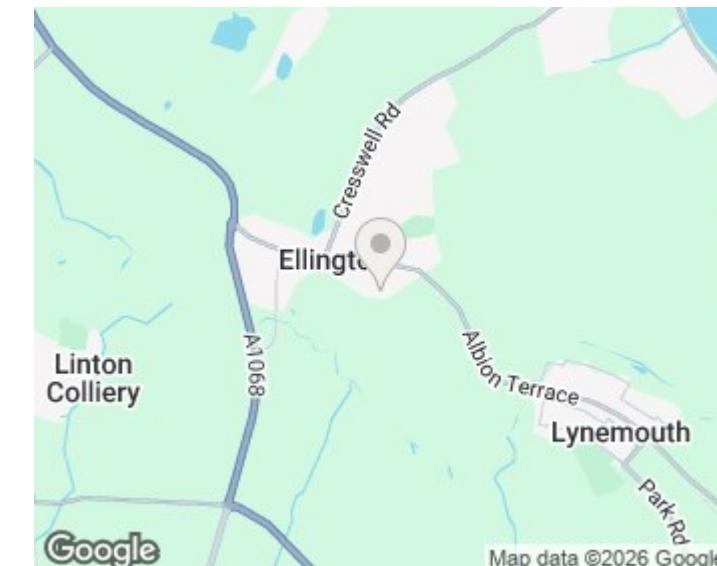
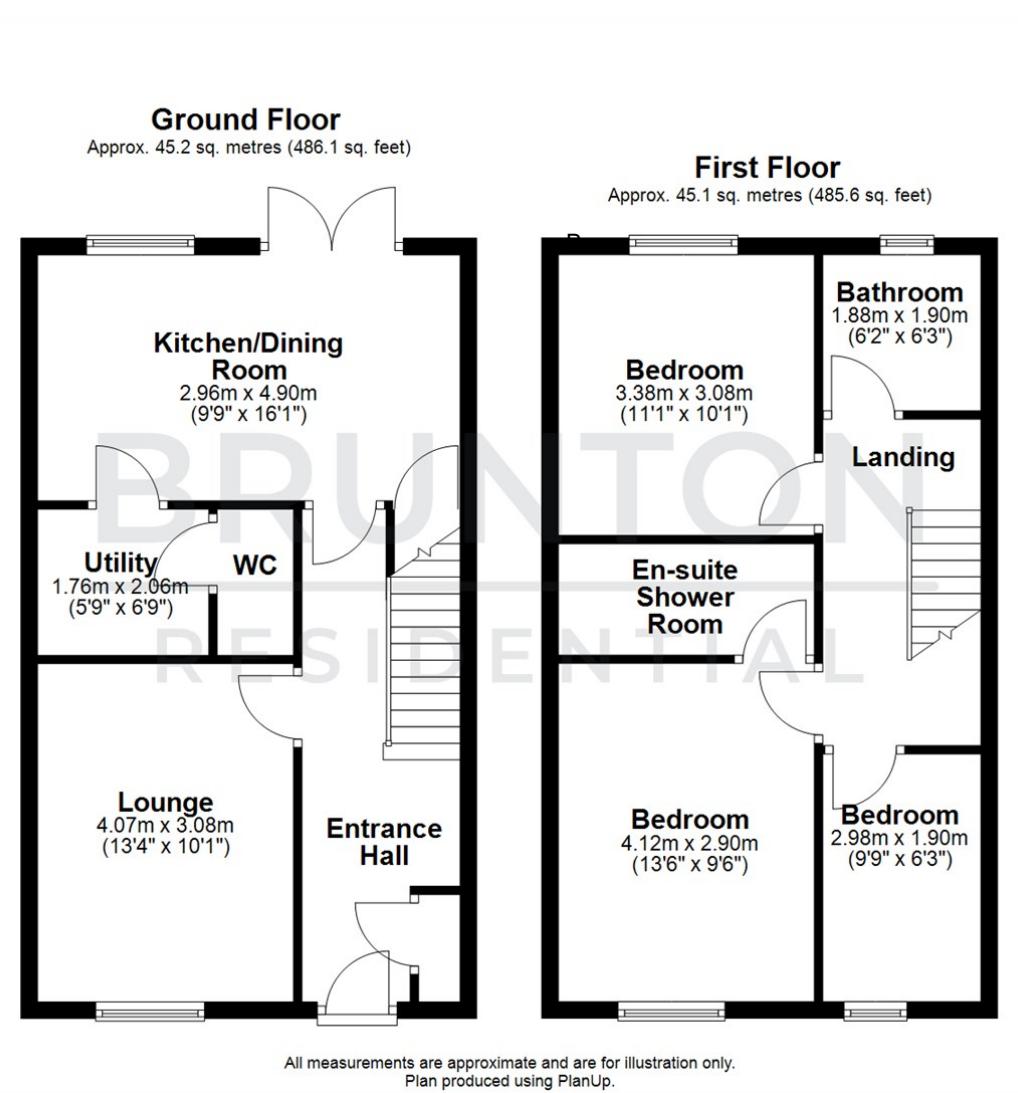
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TENURE : Freehold

LOCAL AUTHORITY : Northumberland CC

COUNCIL TAX BAND : B

EPC RATING : B



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	95	
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A	95	
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
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Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	