



9 Maxwell Drive

Ellingham, Chathill

£450,000

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- Three Bedroom Detached Home
- Family Bathroom and En-Suite
- Air Source Heating System
- Log Burner in the Living Room
- Driveway for Multiple Cars and Intergrated Garage
- Large South Facing Garden
- Short Drive to the Coast
- Small Village Location



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Northumberland Properties are thrilled to welcome to the market, Maxwell Drive, Ellingham. Set within an exclusive development of just 20 homes in the desirable village of Ellingham, this superbly presented three-bedroom link-detached house offers generous living space, high-quality finishes, and an enviable location close to the stunning Northumberland coast. Built in 2019, the property is immaculately maintained and would make an ideal home, second residence, or commercial holiday let. Internally, the home is finished to an exceptional standard, featuring oak flooring and solid oak internal doors, along with elegant sash-style double-glazed windows throughout. The spacious sitting room is a welcoming space, complete with a cast iron wood-burning stove and French doors that open directly onto the rear garden, perfect for entertaining or quiet evenings in.

The kitchen/breakfast room is well-appointed with a range of quality fitted units and integrated appliances including a fridge/freezer, double oven, hob, and dishwasher. Adjacent to the kitchen, a separate utility room offers additional storage and laundry space. A dedicated study or home office overlooks the garden and provides a peaceful working environment with direct outdoor access. The ground floor also benefits from a cloakroom/WC and underfloor heating powered by an energy-efficient air source heat pump.

Upstairs, the property offers three generously sized double bedrooms. The principal bedroom includes built-in wardrobes and a beautifully designed ensuite shower room. The second double bedroom also features a full wall of fitted wardrobes, while the third bedroom enjoys a peaceful rear aspect over the garden. A modern family bathroom with a shower over the bath completes the first-floor accommodation.

Externally, the house enjoys a large, private rear garden, mainly laid to lawn with a paved patio area ideal for outdoor dining. The garden is fully enclosed with timber fencing, making it both private and family-friendly. To the front, a private driveway provides parking for two vehicles and leads to a single attached garage with an electric door, lighting, and power.

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Ellingham is a picturesque Northumberland village with a strong sense of community. It is home to the highly regarded Pack Horse Inn, a traditional pub, as well as a village hall, historic church, and the elegant Ellingham Hall—a boutique hotel and popular wedding venue. The village is ideally situated approximately 6 miles from Beadnell and Newton-by-the-Sea, offering easy access to miles of unspoiled beaches and coastal walks. The nearby A1 also provides excellent transport links to Alnwick (9.6 miles), Berwick-upon-Tweed (23 miles), Newcastle (41 miles), and beyond.

EPC Rating: C

Garden

Large rear garden, which is lawned with a paved patio terrace and a timber fence to the boundary.

GARAGE

Single Garage

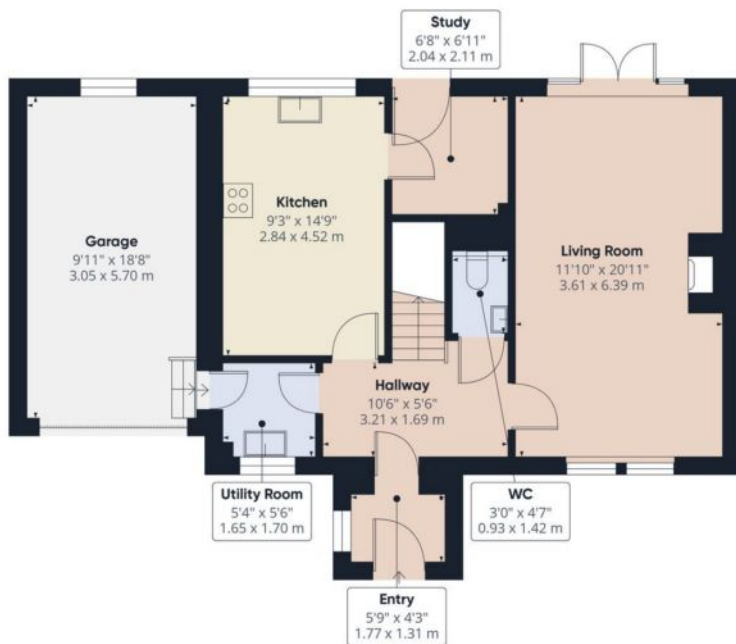
Single integral garage with electric garage door, power and lighting.

DRIVEWAY

3 Parking Spaces

Driveway for multiple cars.





First Floor

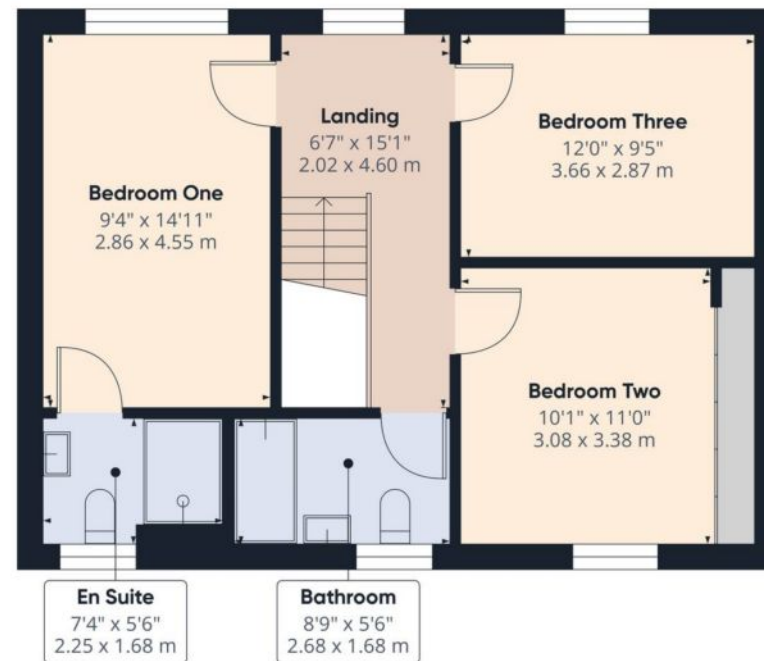


Approximate total area⁽¹⁾
785 ft²
73 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

DISAFL 360



Floor 1



Approximate total area⁽¹⁾
543 ft²
50.5 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

DISAFL 360



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