

# RICKARD

CHARTERED SURVEYORS & ESTATE AGENTS

**2 WYCH ELM CLOSE ELLINGTON MORPETH NE61 5PJ**



- Immaculate Detached Home
- Updated Kitchen & Utility
- Updated Ensuite & Bathroom/wc
- Tenure: Freehold
- Services: Mains GCH, Electric, Water, Drainage & Sewage

- Lounge Diner & Conservatory
- Three Double Bedrooms
- EPC: TBC
- Council Tax Band: D

**Price £285,000**



## 2 WYCH ELM CLOSE ELLINGTON MORPETH NE61 5PJ

This beautifully maintained property has been lovingly cared for by the same owners since it was built. Located on a private road in a small development with only three other homes, this updated three-bedroom detached house offers a perfect blend of modern comfort and tranquil living. The ground floor features a spacious lounge diner, conservatory, contemporary kitchen, utility room, and a convenient WC. Upstairs, the master bedroom boasts a dressing room with fitted wardrobes and an ensuite, with two additional bedrooms and a family bathroom completing the layout. Outside, the property benefits from beautifully landscaped gardens and a single garage. Situated in the charming village of Ellington, with local amenities including a first school, pub/restaurant, and community shops. Further town centre amenities are available in nearby Morpeth and Ashington. The stunning Northumberland coastline and countryside are just a short drive away, making this an ideal location for those seeking both peaceful village living and convenient access to nature.

### ENTRANCE HALL

Entrance door to the front leading to hallway with stairs to the first floor, radiator.

### LOUNGE DINER



### LOUNGE

5.24 x 3.2 max

To the front elevation with a double glazed bay window, radiator and electric fire in decorative surround.



### DINING ROOM

8'9" x 10'4" (2.68 x 3.15)

Double glazed patio doors to the conservatory, radiator.



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### CONSERVATORY

9'2" x 11'5" (2.8 x 3.5 )

Double glazed windows overlooking the rear garden, external door leading to decked seating area and wood effect flooring.



### KITCHEN

8'10" x 10'3" (2.7 x 3.14)

Fitted with a modern range of wall and base units with roll top work surfaces, sink drainer unit with mixer tap and an integrated dishwasher, freestanding range cooker and extractor hood, along with a fitted breakfast bar. Double glazed window to the rear, radiator and large understair storage cupboard.



### ADDITIONAL IMAGE



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### UTILITY ROOM

Fitted with wall and base units with work tops and a sink unit with mixer tap, plumbing for washing machine and space for an under bench fridge or freezer. External door to the rear leading to the rear garden.



### GROUND FLOOR WC

Fitted with a wc and wash hand basin. Double glazed window to side, radiator.

### FIRST FLOOR LANDING

### MASTER BEDROOM

11'6" x 10'2" (3.53 x 3.12)

A naturally bright master bedroom with double glazed windows to the front, radiator, arched recess for TV and media and open plan access to the dressing area.



### DRESSING ROOM

Fitted with wardrobes and has a double glazed window to the side and provides access to the ensuite shower room/wc.



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### ENSUITE

Fitted with a wc, wash hand basin and mains shower in cubicle.  
Double glazed window to rear, heated towel rail and extractor fan.



### BEDROOM TWO

8'11" x 13'8" max (2.73 x 4.18 max)

Double glazed window to the rear, radiator and fitted wardrobes.



### BEDROOM THREE

9'6" x 10'9" excluding wardrobes (2.9 x 3.28 excluding wardrobes)

Double glazed window to the front, radiator and fitted wardrobes.





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### BATHROOM/WC

Fitted with a wc, wash hand basin and panelled bath with shower over. Double glazed window to the rear, heated towel rail and extractor fan.



### EXTERNALLY

The rear of the property has a beautifully maintained rear garden with established planted areas, lawn and patio, along with a decked seating area.

The front of the property has a further, lawned garden and driveway providing access to the garage. The front of the property is a private driveway shared with the two other properties in the row.



### ADDITIONAL IMAGE



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### ADDITIONAL IMAGE



### GARAGE

Single garage with remote roller door, power and lighting and EV charging point..

### GENERAL INFORMATION

These particulars are produced in good faith, and are set out as a general guide only, they do not constitute part or all of an offer or contract.

The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck the measurements before committing to any expense. No apparatus, equipment, fixtures, fittings or services have been tested and it is the buyer's responsibility to seek confirmation as to the working condition of any appliances.

As the agent we have not sought to verify the legal title of the property and verification must be obtained from a solicitor.

Fixtures and fittings that are specifically mentioned in these particulars are included in the sale, all others in the property are specifically excluded.

Photographs are produced for general information and it must not be inferred that any item is included for sale within the property.

### MATERIAL INFORMATION

Material information is no substitute for professional advice, and consumers should be aware that the information collected may not accurately reflect the full extent of the property condition which would be covered through a home survey.

Efforts have been made to ascertain as much information as possible with regard to material information but this information is not exhaustive and cannot be fully relied upon, purchasers will need to seek further clarification from their legal advisor.

Electricity Supply - Mains

Water Supply - Mains

Sewerage - Mains

Heating - Mains GCH

Broadband and Mobile - Available - including Superfast however excludes Ultrafast broadband. Mobile - Likely/Limited with some suppliers. (Ofcom Broadband & Mobile Checker October 2024).

Flood Risk - Rivers & Sea - Very Low Risk. Surface Water - Very Low risk. Source gov.uk October 2024.

Planning Permission - There are no current active planning permissions for Wych Elm Close. For more information please see - <https://publicaccess.northumberland.gov.uk/online-applications/simpleSearchResults.do?action=firstPage> Checked October 2024.

Coalfield & Mining Areas - The Coal Authority indicate that this property is located on a coalfield. Your legal advisor will be able to advise you of any implications of this.

### TENURE & COUNCIL TAX BAND

Freehold - We cannot verify the Tenure of the property as we do not have access to the documentation. Purchasers must ask their legal advisor to confirm the Tenure.

Council Tax Band: D Source gov.uk Checked October 2024.

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## 2 WYCH ELM CLOSE ELLINGTON MORPETH NE61 5PJ

### MORTGAGES

Why not make an appointment to speak to our Independent Mortgage Adviser?

### PLEASE NOTE:

Your home may be repossessed if you do not keep up repayments on your mortgage.

Oracle Financial Planning Limited will Pay Rickard 1936 Ltd a referral fee on completion of any mortgage application.

### FLOOR PLAN

This plan is not to scale and is for identification purposes only.

### GOOGLE MAPS - GENERAL NOTE




If you are using Google Maps, satellite or Street View please be aware that these may not show any new development in the area of the property.


### VIEWING ARRANGEMENTS

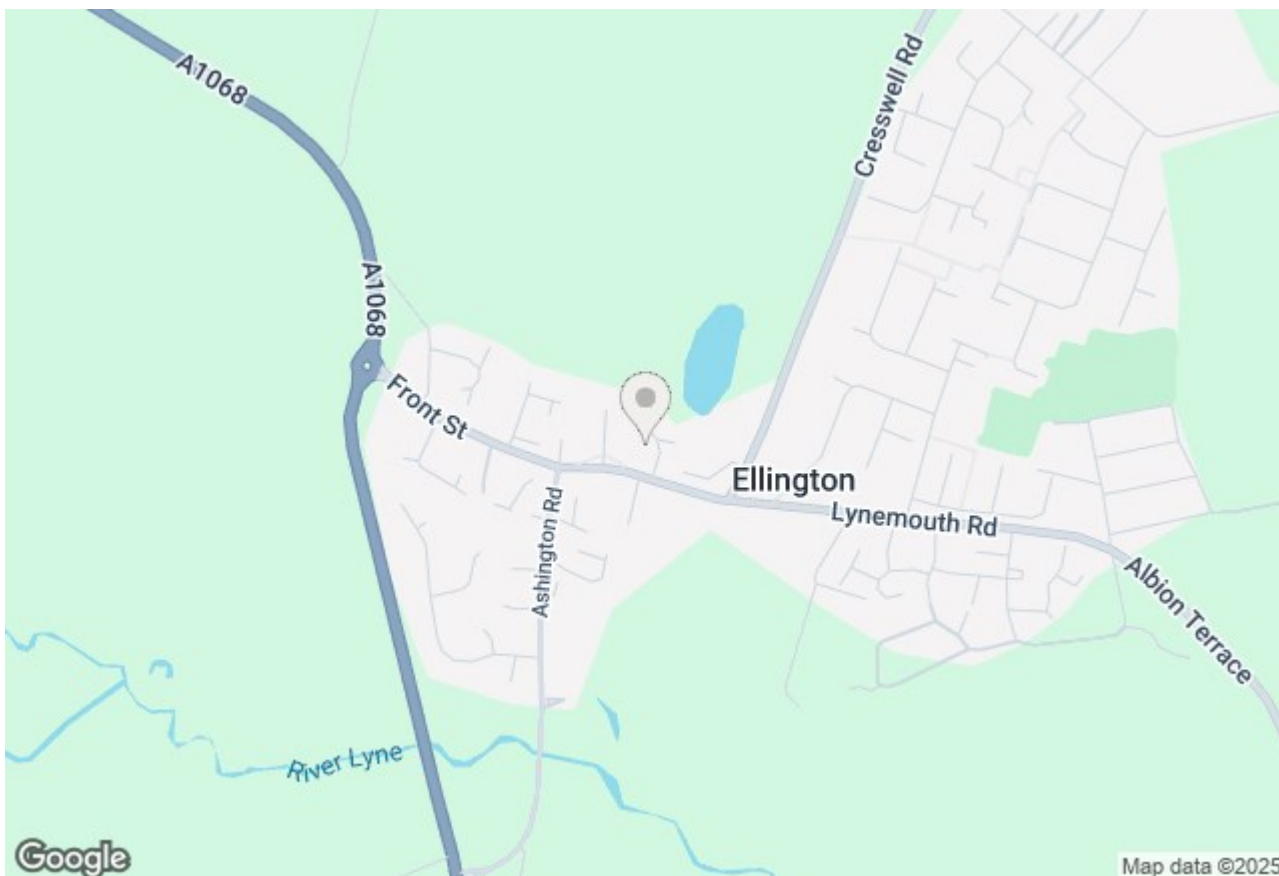
BY PRIOR ARRANGEMENT THROUGH OUR MORPETH OFFICE (01670) 513533

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

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



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