

RICKARD

CHARTERED SURVEYORS & ESTATE AGENTS

WYCH ELM CLOSE ELLINGTON MORPETH NE61 5PJ



- Four Bedroom Detached
- Open Outlook To Rear
- Ensuite To Master Bedroom
- Tenure: Freehold
- Services: Mains GCH, Electric, Water, Drainage & Sewage

- Immaculately Presented
- Breakfasting Kitchen & Lounge Diner
- EPC: C
- Council Tax Band: E

Price £335,000

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An immaculately presented four bedroom detached home nestled in Wych Elm Close, a small and well regarded development of detached houses in Ellington Village. This beautifully maintained property has been extensively improved in recent years and offers spacious, versatile living accommodation.

The layout briefly comprises an inviting entrance hall, ground floor WC, a stylish breakfasting kitchen with adjoining utility area, and an open-plan lounge and dining room that flows seamlessly into a light-filled conservatory. Upstairs, the first-floor landing leads to a generous master bedroom with en-suite, three further well-proportioned bedrooms, and a family bathroom/WC.

Externally, the home boasts a garden and double driveway to the front, providing ample off-street parking and access to an integrated garage. To the rear, an attractive garden enjoys a tranquil backdrop overlooking Ellington Nature Reserve.

Ellington Village itself offers everyday amenities including a local shop, primary school, village pub, and transport links. The property is superbly positioned for outdoor enthusiasts, with the stunning sandy shores of Cresswell Beach and Druridge Bay Country Park just a short drive away, perfect for coastal walks and nature spotting. Nearby town centres such as Ashington and Morpeth provide a wider range of shopping, dining, leisure facilities, and schooling options, ensuring convenient access to everything you need while enjoying village living.

This wonderful home combines modern comfort, a peaceful setting, and excellent proximity to Northumberland's beautiful coast and vibrant local towns, a fantastic choice for families or anyone seeking spacious living in a desirable location.

ENTRANCE HALL

Entrance door leading to a welcoming hallway with stairs to the first floor with bespoke bannister, radiator, tiled floor and door to the garage.



GROUND FLOOR WC

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

KITCHEN

9'6" x 19'3" max (2.9 x 5.89 max)

Maximum dimensions.

Fitted with a range of high gloss wall and base units with granite worktops and coordinating breakfast bar, along with an integrated double oven, induction hob with extractor hood, fridge and freezer, washing machine and dishwasher. Double glazed window to the front, radiator, tiled floor and external door to side leading to the rear garden.



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ADDITIONAL IMAGE



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LOUNGE DINER

25'8" x 14'5" max (7.83 x 4.41 max)

Maximum Dimensions Given.

A spacious main reception room overlooking the rear garden with a double glazed bay window, french doors to the conservatory, radiators and a decorative fireplace.



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ADDITIONAL IMAGE



CONSERVATORY

13'2" x 9'10" (4.02 x 3.01)

Double glazed windows and roof, with french doors leading to the rear garden and a tiled floor with underfloor heating.



FIRST FLOOR LANDING

Built in storage cupboard and access to the loft.

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MASTER BEDROOM

11'7" x 14'4" excluding wardrobes. (3.54 x 4.39 excluding wardrobes.)

A well proportioned main bedroom with sliding door fitted wardrobes and alcoves for TV and storage. Double glazed window to the front, radiator.



ADDITIONAL IMAGE



ENSUITE

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



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BEDROOM TWO

9'9" x 10'1" (2.98 x 3.09)

Fitted with a range of sliding door wardrobes, double glazed window to the rear and a radiator.



OUTLOOK FROM BEDROOM TWO



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BEDROOM THREE

12'3" x 8'0" (3.74 x 2.45)

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



BEDROOM FOUR

8'2" x 8'8" (2.5 x 2.66)

Currently utilised as a study, there is a double glazed window to the rear and a radiator.



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BATHROOM/WC

Fitted with a wc, wash hand basin and a panelled bath with shower over. Double glazed window and radiator.



EXTERNALLY

The front of the property has a block paved driveway for off street parking and provides access to the garage.

The rear of the property has been landscaped to provide a modern, resin patio area leading to a gently sloping lawn and a decked terrace area to the rear which looks on to the nature reserve.



ADDITIONAL IMAGE



GARAGE

Integrated garage with remote control roller door, power, lighting, external tap and EV charging point. Door providing access to the hallway.

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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 Gas

Broadband Available - Yes - (Ofcom Broadband & Mobile Checker July 2025).
Broadband Type Highest available download speed Highest available upload speed Availability
Standard 16 mbps 1 mbps Good
Superfast 61 mbps 12 mbps Good
Ultrafast 1800 mbps 220 mbps Good

Mobile & Data - Yes - Based on customers' experience in the NE61 area, this shows the chance of being able to stream video, make a video call, or quickly download a webpage with images to your phone when you have coverage. It's the likelihood of you being able to get this performance within your postal district depending on the network you are using. Performance scores should be considered as a guide since there can be local variations. (Ofcom Broadband & Mobile Checker July 2025).

Likely - O2 85%, EE 81%, Vodafone 69%, Three 66%

Coverage is based on predictions by mobile network operators.
Performance is based on crowd sourced samples. Scores should be considered as a guide since there can be local variations.
Experience can vary due to a range of factors in the local area.
The information displayed may not always reflect your experience 'on the ground'.

Flood Risk - Rivers & Sea Yearly Chance of Flooding - Very Low Risk - Yearly Chance of Flooding 2036 & 2069 - Very Low Risk - (Gov.uk Flood Risk Checker July 2025).
Surface Water Yearly Chance of Flooding - Very Low Risk - Yearly Chance of Flooding 2040 & 2060 – Very Low Risk - (Gov.uk Flood Risk Checker July 2025).

Planning Permission - There is currently no active planning permissions for Wych Elm Close. For more information please see – <https://publicaccess.northumberland.gov.uk/online-applications/simpleSearchResults.do?action=firstPage> (Checked July 2025).

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.

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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.

There are no estate charges payable for Wych Elm Close.

Council Tax Band: E (Source gov.uk Checked July 2025).

MORTGAGES

Why not take the next step toward securing the best mortgage deal for you by booking an appointment with Brian Boland, our experienced Independent Mortgage Adviser at McKenzie Financial Services LTD?

With years of industry experience and a wealth of knowledge, Brian has helped countless customers save money and make confident, informed choices when it comes to their mortgage. Whether you're a first-time buyer, moving home, or looking to remortgage, Brian will provide tailored advice to suit your unique needs and guide you through the entire process from start to finish.

Let's work together to find the right mortgage solution for you—get in touch today and take that first step towards a better deal!

Please note:

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

McKenzie Financial Services LTD will pay Rickard 1936 Ltd a referral fee upon the successful 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

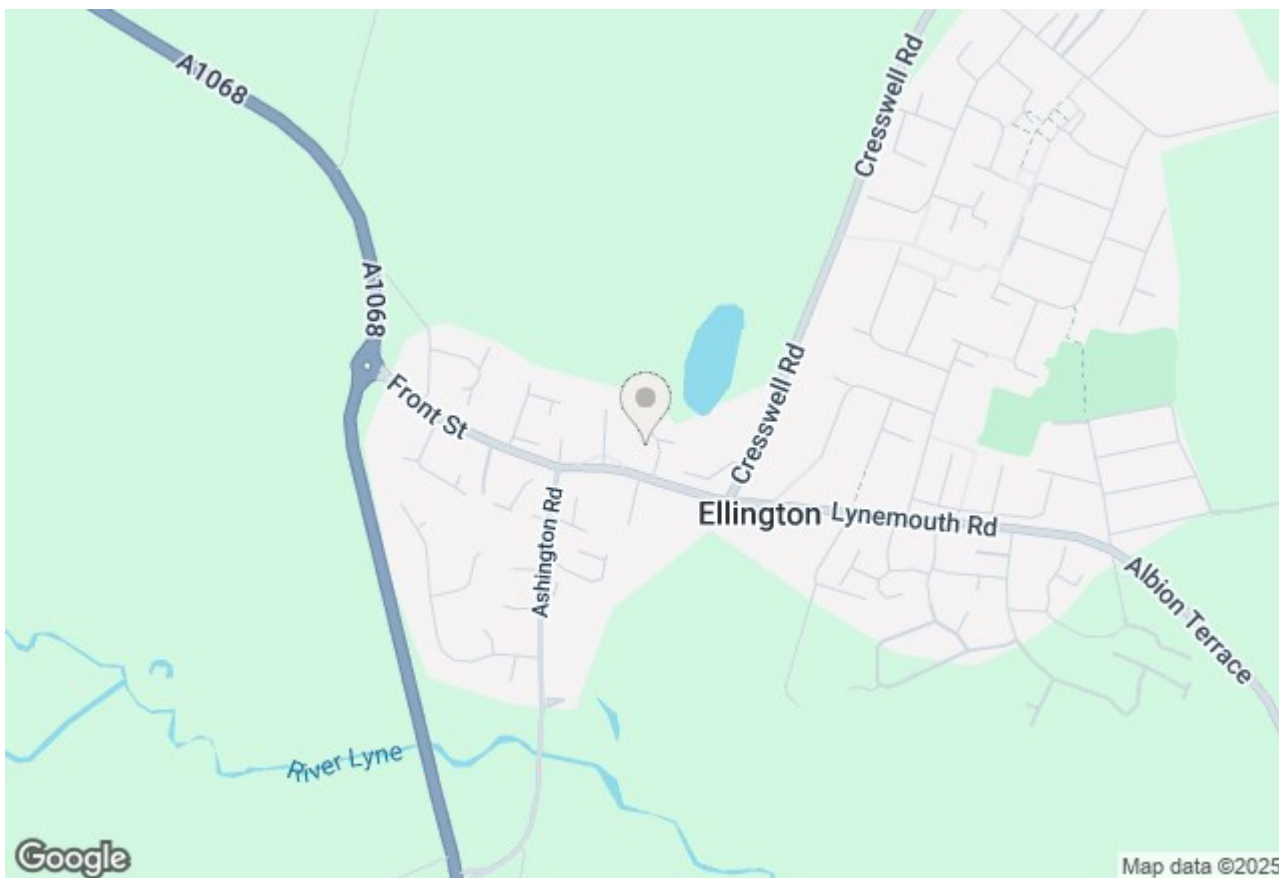
BY PRIOR ARRANGEMENT THROUGH OUR MORPETH OFFICE (01670) 513533

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		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) 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	



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