



## Carnaby Drive Ellingham

- Semi-detached
- Three bedrooms
- Master with ensuite
- Air Source Heat Pump
- Village location
- Open plan lounge/dining room

**Guide Price: £425,000**

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ROOK  
MATTHEWS  
SAYER

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## 4 Carnaby Drive Ellingham, Chathill Northumberland NE67 5EQ

This beautifully presented and energy efficient home is situated on a small exclusive development in the village of Ellingham in Northumberland. Stone built with a heritage design, these high specification properties combine a country cottage styling with all the features and technology for modern living. The under-floor heating at ground level, radiators on the first floor and hot water are powered by an air source heat pump, although the wood burning stove in the lounge is an extra source of warmth and adds character to the downstairs open plan living space. Whilst the kitchen is open to the dining area, the separate utility provides further storage out of sight, and is a useful laundry room with access out to the side of the house. As with all recently built properties, the downstairs W.C. is a convenient addition, as well the ensuite shower room off the master bedroom. The main bathroom does have the luxury of a separate shower cubicle along with the bathroom suite. An abundance of storage space is available upstairs with the installation of fitted wardrobes to the two largest bedrooms. Both the front and rear gardens have been attractively landscaped and well stocked with plants and shrubs. The alpine slate shingle garden at the front complements the stone façade of the building and leads out to the drive and detached garage, and a path continues to the side of the house with access to the side entrance and rear garden.



### HALL

Composite entrance door | Double glazed sash window to side | Staircase to first floor | Engineered wood flooring | Underfloor heating | Downlights | Doors to lounge and W.C.

### W.C.

Close coupled W.C. | Wash hand basin with cabinet | Engineered wood flooring | Underfloor heating | Extractor fan | Wall mounted mirror with lighting | Downlights

### LOUNGE/DINING ROOM 30'1 x 11'5 (9.17m x 3.48m)

Double glazed sash window to front | Double glazed French doors to rear with Plantation shutters | Engineered wood flooring | Under floor heating | Wood burning stove | Open to kitchen



### KITCHEN AREA 9'7 x 9'1 (2.92m x 2.77m)

Double glazed sash window to rear | Fitted shaker style wall and base units | Quartz worksurfaces | Integrated 1.5 sink | Double electric oven | Electric hob | Extractor hood | Integrated dishwasher | Integrated fridge | Engineered wood flooring | Underfloor heating | Downlights

### UTILITY 6'0 x 4'11 (1.83m x 1.49m)

Double glazed external door to side | Wall and base units | Stainless steel sink | Integrated freezer | Storage cupboard housing hot water tank and cloaks storage | Space for washing machine | Extractor fan | Underfloor heating | Downlights



### FIRST FLOOR LANDING

Double glazed sash window | Downlights | Access to loft space

### BATHROOM

Double glazed sash window | Wet wall shower cubicle with mains rain-head shower and hand-held attachment | Bath | Wash hand basin with drawer unit | Close coupled W.C. | Tiled floor | Half-height tiled walls | Downlights | Chrome ladder heated towel rail | Wall mounted mirror with lighting

**BEDROOM ONE 12'7 x 11'8 (3.84m x 3.56m)**

Double glazed sash windows | Radiator | Fitted wardrobes | Fitted shelves | Downlights | Door to ensuite

**ENSUITE**

Wet wall double shower cubicle with mains rain-head shower and hand-held attachment | Wash hand basin with drawer | Close coupled W.C. | Half-height tiled walls | Tiled floor | Wall mounted mirror with lighting | Downlights | Extractor fan

**BEDROOM TWO 12'8 x 11'4 max (3.86m x 3.45m max)**

Double glazed sash window | Fitted wardrobes | Radiator | Downlights

**BEDROOM THREE 9'1 x 9'1 (2.77m x 2.77m)**

Double glazed sash window | Radiator | Downlights

**GARAGE 18'5 x 11'0 (5.61m x 3.35m)**

Electric garage door | Power and lighting | Separate door to the side

**EXTERNALLY**

Block paved drive with multi-vehicle parking | Low maintenance landscaped front garden with feature alpine planting, path to front door and side access gate | Landscaped rear garden with fenced boundary | Patio area | Lawned areas | Flower beds with planting

**PRIMARY SERVICES SUPPLY**

Electricity: Mains  
Water: Mains  
Sewerage: Mains  
Heating: Air Source Heat Pump  
Broadband: Fibre  
Mobile Signal / Coverage Blackspot: No  
Parking: Garage and driveway  
Residents are entitled to annual contribution towards their supply of wood from the Ellingham Community Trust

**MINING**

The property is not known to be on a coalfield and not known to be directly impacted by the effect of other mining activity. The North East region is famous for its rich mining heritage and confirmation should be sought from a conveyancer as to its effect on the property, if any.

**RESTRICTIONS AND RIGHTS**

Owner must become a member of the Home Farm Development Management Company. An annual management fee is payable for maintenance of common parts

**ACCESSIBILITY**

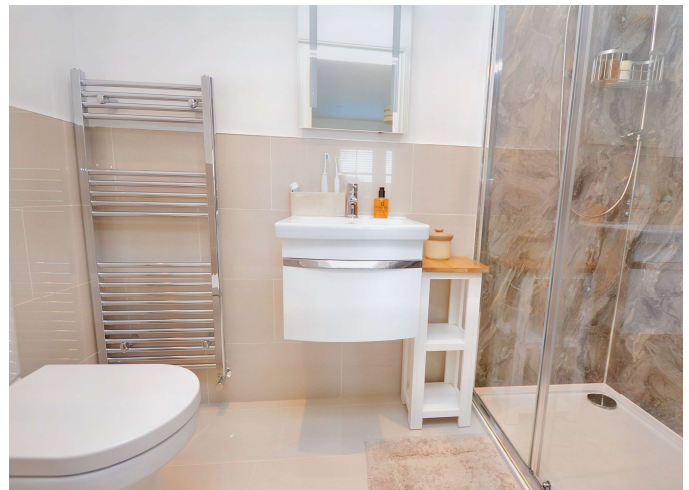
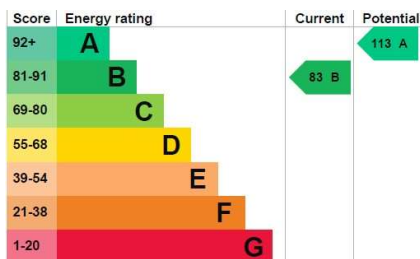
There is ramp access to the front door with step over door frame

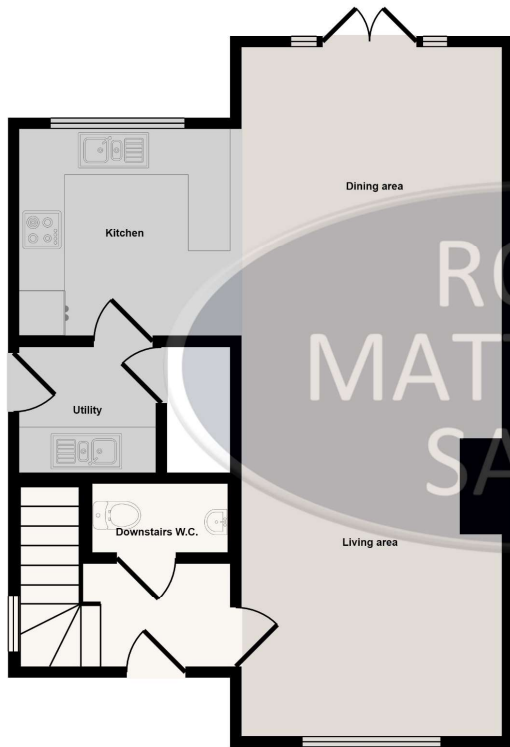
**TENURE**

Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

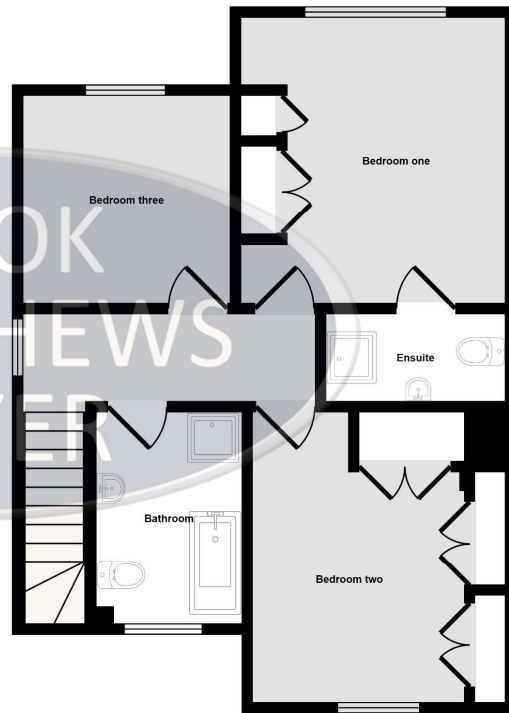
**COUNCIL TAX BAND E | EPC RATING B**

AL008641/DM/RJ/21.02.2024/V2





Ground Floor



First Floor

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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**Money Laundering Regulations** – intending purchasers will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We will also use some of your personal data to carry out electronic identity verification. This is not a credit check and will not affect your credit score.

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