

# SIGNATURE

## NORTH EAST

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 Meadow Way, Ellington NE61 5FB

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**Asking Price**  
**£180,000**

Signature North East welcomes to the market this delightful 2-bedroom terraced house on Meadow Way, Saxon Vale—a charming location situated in a peaceful cul-de-sac. This house provides a tranquil retreat while offering easy access to local amenities, schools, and green spaces, making it ideal for families, young professionals, or anyone looking to settle in a welcoming community. For outdoor enthusiasts, the property is perfectly positioned to take advantage of the stunning Northumberland countryside. Additionally, the coastal delights of Northumberland are easily accessible, with the nearest beach at Druridge Bay.

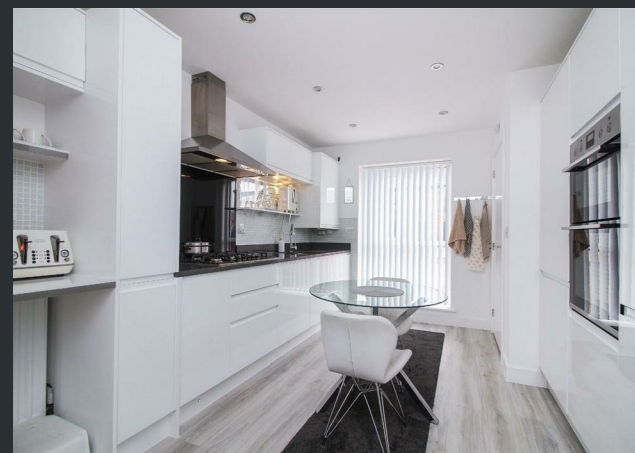
The terrace house layout is perfect for fast-paced living. Step into the hallway and discover the fantastic kitchen/dining room, upgraded during the build to include all the conveniences of modern living. Completed with granite countertops, brand-new cupboards, and integrated appliances such as a fridge-freezer, double oven, dishwasher, and washing machine, this kitchen is a chef's dream and the meal area is perfect for seamless meal serving. The kitchen also offers a plethora of wall and base units for storage and meal prep. The adjacent living room, accessed via the kitchen/dining room, is a great area for entertaining. A mirror wall opposite the feature media wall enhances the space, which opens to a brand-new conservatory, seamlessly merging indoor and outdoor living. For family and guests alike, there's a convenient downstairs WC.

On the first floor, you will find two well-appointed double bedrooms, perfect for your desired furniture. The family bathroom is conveniently located between both bedrooms for easy access. The 3-piece family bathroom includes a bathtub with a rain shower, providing a touch of luxury. The loft has been boarded for additional storage space.

Outside, the easy-to-maintain back garden features a stone path, patio area, grass area, and a shed.

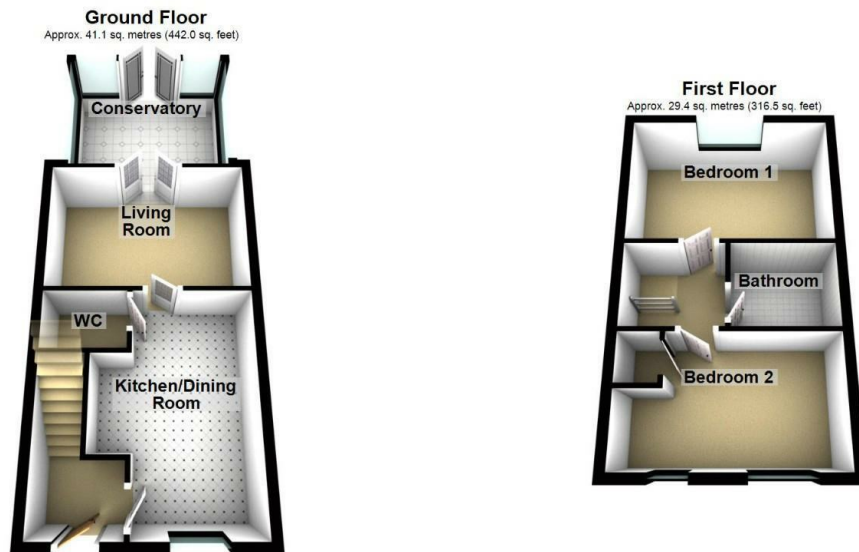
There is a private rear access to the back garden via the garden gate, making it convenient for residents. For parking, this property offers two off-road spaces via the double drive.

Don't miss the opportunity to make this property your new home. Call Signature North East today and book your viewing.



PLEASE NOTE THAT THE VENDOR HAS CERTIFIED THE PROPERTY INFORMATION AND IMAGES.

# PROPERTY FLOORPLAN



Total area: approx. 70.5 sq. metres (758.6 sq. feet)

Please be advised the floorplans are not drawn to scale and are to be used to give an idea of the layout of the property.  
Plan produced using PlanUp.

## Measurements:

Living Room  
13'6" x 9'1"

Kitchen / Dining Room  
14'8" x 10'4"

Conservatory  
11'6" x 9'6"

WC  
5'4" x 3'9"

Bedroom One  
13'6" x 9'1"

Bedroom Two  
13'6" x 7'11"

Bathroom  
6'9" x 5'6"

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>98</b>
(81-91) <b>B</b>	<b>84</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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	





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