


# SIGNATURE

## NORTH EAST

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 Coquet Drive, Morpeth NE61 5LN

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**£250,000**

Signature North East welcomes you to Coquet Drive, Ellington. This delightful bungalow is perfect for a small family or those looking to downsize into a cosy retreat. Situated in a tranquil area, this property benefits from a picturesque village setting while still being within easy reach of local amenities and transport links. With schools, a social club, a village pub, and shops within walking distance, this location offers easy access to Cresswell Beach, less than a 5-minute drive away, and the stunning Northumberland beaches and country parks, including Druridge Bay Country Park and beach, Queen Elizabeth II Country Park, and Woodhorn Museum—providing miles of coastline, trails, and outdoor activities within a short drive.

Step inside this charming bungalow and you'll find the convenience of all rooms on the ground floor. The hallway leads directly to the bright and comfortable living room, perfect for relaxing with loved ones. A smaller hallway off the living room provides access to the bedrooms, bathroom, and kitchen. Bedroom one is a spacious double with fitted wardrobes and plenty of natural light. Bedroom two, although smaller, is still a double with fitted wardrobes. The three-piece family bathroom, complete with a walk-in shower, is ideally located for use by family and guests alike.

The extended and recently renovated kitchen/dining room at the back of the property offers access to the garden through French doors. This expanded kitchen features plenty of wall and base units for storage, ample counter space for meal preparation, and a peninsula with additional seating for casual meals. The kitchen is equipped with an integrated dishwasher, washing machine, dryer, AEG induction hob, double oven, and microwave. Additionally, the two pull-out ladder units provide plenty of storage space. The newly added orangery, with its year-round roof and views of the front garden, provides an additional room to enjoy and relax.

Outside, the property boasts a very private south-facing back garden with a summer house and a new fence running the length of the property. A single garage and driveway offer off-road parking.

Don't miss the opportunity to make this picturesque bungalow in Coquet Drive your new home.



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

# PROPERTY FLOORPLAN



Total area: approx. 105.1 sq. metres (1131.1 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  
 14'6" x 12'2"

Kitchen / Dining Room  
 21'8" x 16'2"

Sun Room  
 14'6" x 8'9"

Bedroom One  
 17'5" x 9'1"

Bedroom Two  
 10'8" x 8'4"

Shower Room  
 9'4" x 6'10"

## Energy Efficiency Rating

|   | Current   | Potential |
|---|-----------|-----------|
| Very energy efficient - lower running costs |           |           |
| (92 plus) <b>A</b>                          |           |           |
| (81-91) <b>B</b>                            |           | <b>85</b> |
| (69-80) <b>C</b>                            | <b>67</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







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