

RICKARD

CHARTERED SURVEYORS & ESTATE AGENTS

12 IVY CLOSE ELLINGTON NORTHUMBERLAND NE61 5DH



- MODERN LIGHT AND SPACIOUS HOME
- THREE DOUBLE BEDROOMS
- SEMI DETACHED
- COUNCIL TAX BAND B

- SOUGHT AFTER LOCATION
- SPACIOUS MASTER SUITE
- EPC RATING D
- TASTEFULLY DECORATED

Price £225,000

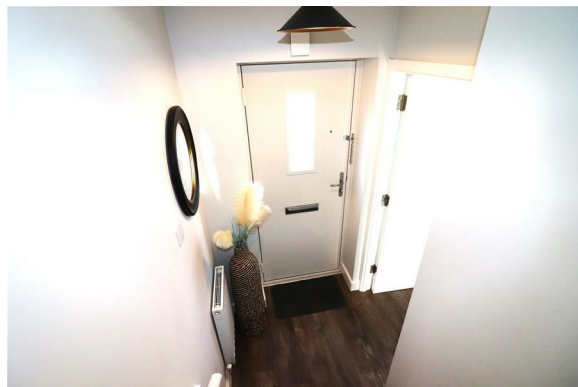
12 IVY CLOSE ELLINGTON NORTHUMBERLAND NE61 5DH

****SITUATED IN THE PICTURESQUE ELLINGTON VILLAGE**** a modern, three bedroom light and spacious semi detached house. Close to local amenities, a first school and excellent transportation links via the A189, making an easy commute to Morpeth town centre with an abundance of shops, bars and restaurants. The coastal route is just a few minutes drive with its stunning sandy beaches. The property benefits from gas central heating, double glazing, and LVT flooring. Comprises of, entrance lobby entered via a Composite door, modern Symphony fitted kitchen with space for a dining room table and chairs, downstairs wc, light and spacious lounge with double glazed bi-folding doors leading out to the garden. First floor landing, two double bedrooms, modern family bathroom, lobby with stairs leading up to the master suite, spacious master bedroom, walk in Bespoke dressing room, modern shower room. Externally there is a garden and double drive to the front, additional garden area, enclosed southerly facing garden to the rear. Early internal inspection highly recommended to appreciate what this property has to offer.

GROUND FLOOR

LOBBY

Entered via a Composite door, radiator, LVT flooring.



KITCHEN DINER

11'3 x 13'6 (3.43m x 4.11m)

Double glazed window, radiator, larger style window, fitted Symphony kitchen with a great range of modern high gloss wall, base and drawer units with complimenting work tops, integrated fridge freezer, dish washer and washer/dryer, built in oven, built in induction hob with a contemporary extractor fan above and glass modern splash back, one and half bowl sink with drainer and mixer tap, space for a dining table and chairs, wall hung combi boiler, LVT flooring.



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ADDITIONAL IMAGE



DOWNSTAIRS WC

LVT flooring, radiator, low level wc, wash hand basin.



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LIGHT AND SPACIOUS LOUNGE

12'5 x 14'7 (3.78m x 4.45m)

Modern lounge with double glazed bi-folding doors leading to the garden, radiator, LVT flooring, separate gas central heating thermostat providing heating for the downstairs areas.



FIRST FLOOR

LANDING

Larger style double glazed window, radiator, storage cupboard.



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BEDROOM TWO

15'1 x 14'8 (4.60m x 4.47m)

Double bedroom with a double glazed window, radiator, LVT flooring., wall to wall modern fitted wardrobes.



BEDROOM THREE

7'11 x 10'8 (2.41m x 3.25m)

Double bedroom with a larger style double glazed window, radiator, LVT flooring.



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BATHROOM

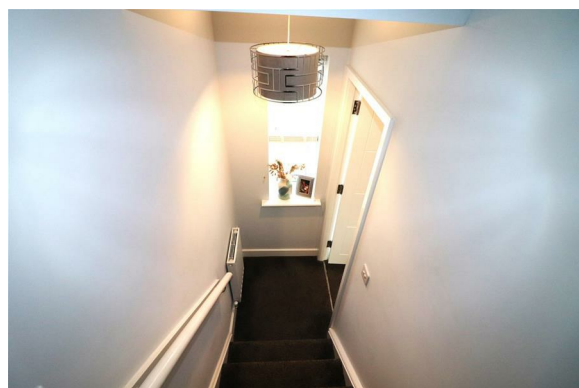
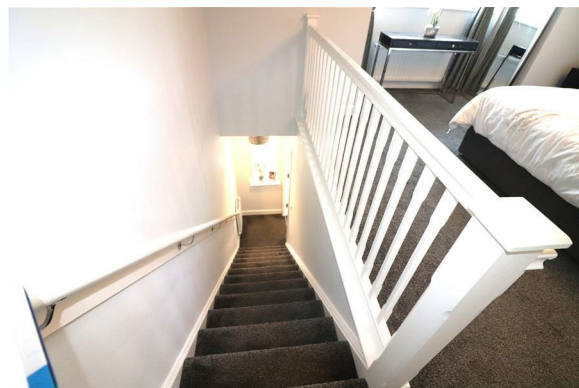
8'4 x 5'8 (2.54m x 1.73m)

Modern bath with shower over and shower screen, low level wc, wash hand basin, heated chrome towel rail, tiled floor, tiled splash back, downlights to the ceiling, feature recess shelf to the wall.



LOBBY

Double glazed window, radiator.



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MASTER SUITE

15'1 x 14'8 (4.60m x 4.47m)

A light and spacious double glazed window, radiator, separate gas central heating thermostat providing heating for the first and second floor areas, access to a boarded loft.



WALK IN DRESSING ROOM

6'1 x 7'1 (1.85m x 2.16m)

Ample storage to the eaves, bespoke fitted shelving, hanging rails and draws, double glazed Velux window.



EN-SUITE SHOWER ROOM

Double glazed Velux window, heated chrome towel rail, walk in double shower with shower screen, low level wc, wash hand basin, tiled floor, tiled splash back.



EXTERNALLY



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FRONT

Double paved drive, gated access along the side to the rear, gravelled area, outside light.



ADDITIONAL SMALL GARDEN AREA

Slated small garden area with shrubs,



SOUTHLY FACING GARDEN

Lawned enclosed garden with paved patio area, outside light, water tap, garden shed.



TENURE:

WE UNDERSTAND THE PROPERTY IS FREEHOLD. HOWEVER, WE ARE NOT QUALIFIED TO VERIFY THE TENURE ON ANY PROPERTY AND YOUR SOLICITOR SHOULD BE CONSULTED REGARDING THIS.

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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

VIEWING

BY APPOINTMENT WITH OUR ASHINGTON OFFICE (01670) 812145/ashington@rickard.uk.com

FILE NUMBER

PLEASE QUOTE REFERENCE NO: 6331a

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Energy Efficiency Rating

	Current	Potential
<p><i>Very energy efficient - lower running costs</i></p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p>	<p>84</p>	<p>94</p>



17/18 Laburnum Terrace, Ashington NE63 0JA Tel: 01670 812145 Fax: 01670 522765 Email: ashington@rickard.uk.com
 25 Newgate Street, Morpeth NE61 1AW Tel: 01670 513533 Fax: 01670 518398 Email: morpeth@rickard.uk.com
 6 Havelock Street, Blyth NE24 1AB Tel: 01670 356613 Fax: 01670 369155 Email: blyth@rickard.uk.com

