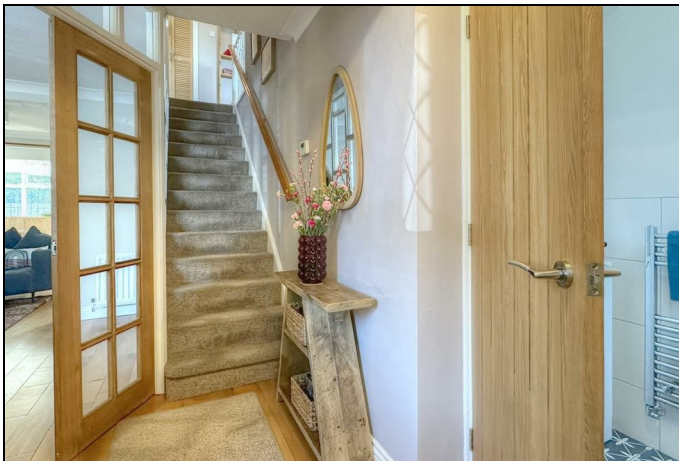


# RICKARD

CHARTERED SURVEYORS & ESTATE AGENTS

**31 TILL GROVE ELLINGTON MORPETH NORTHUMBERLAND NE61 5ER**



- BEAUTIFULLY PRESENTED DETACHED HOUSE
- FOUR BEDROOMS
- IMMACULATE THROUGHOUT
- ESSENTIAL VIEWING
- HEAD OF CUL DE SAC
- DOUBLE GARAGE
- ENERGY RATING C
- COUNCIL TAX BAND D

**Offers Over £350,000**

# 31 TILL GROVE ELLINGTON MORPETH NORTHUMBERLAND NE61 5ER

Occupying an enviable position at the head of a cul-de-sac, this beautifully presented four bedroom, detached home enjoys an open outlook to the rear, backing onto picturesque farmland offering both privacy and views. Situated in the popular village of Ellington, the property is just a short drive from both Cresswell beach and Druridge Bay, with its sandy beaches and nature reserves, making it perfect for families and outdoor enthusiasts alike.

The accommodation is spacious and thoughtfully laid out, ideal for modern family living. The ground floor comprises a welcoming entrance hall with a ground floor WC, a generous lounge diner with double doors to a bright and airy sun room, a well-appointed kitchen, and a separate utility room.

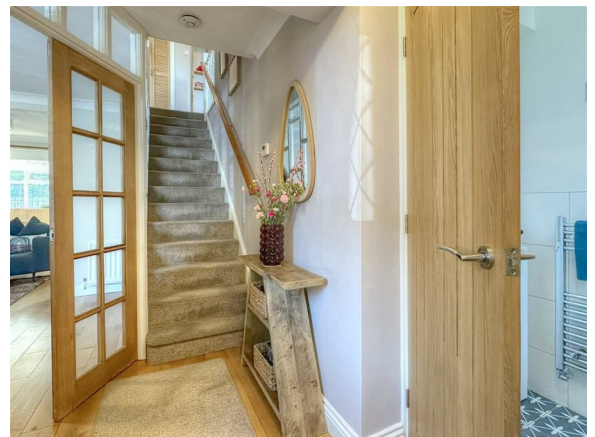
Upstairs, you'll find four good sized bedrooms all benefiting from fitted storage and a stylish family bathroom complete with a roll-top bath and separate shower cubicle.

Externally, the property boasts a double garage, driveway parking, and a generously sized rear garden with far-reaching views over open countryside.

This immaculate home offers the perfect blend of coastal village living with spacious, high-quality accommodation ideal for growing families or anyone seeking a peaceful yet well-connected location.

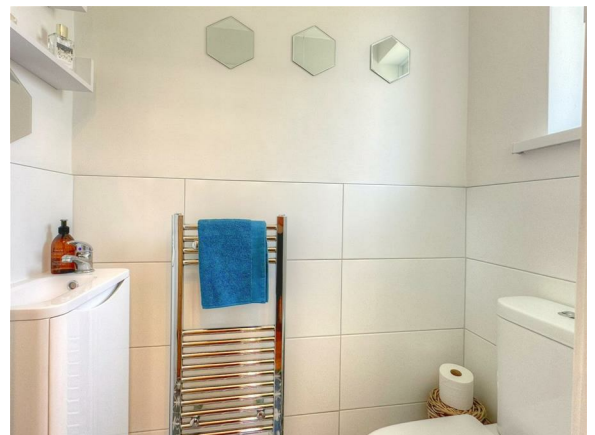
## ENTRANCE HALL

Entrance door to front leading to hallway with stairs to the first floor, radiator and double doors to the lounge.



## GROUND FLOOR WC

Fitted with a wc and wash hand basin. Double glazed window and radiator.





# 31 TILL GROVE ELLINGTON MORPETH NORTHUMBERLAND NE61 5ER

## LOUNGE DINER

15'10" max x 19'0" max (4.83 max x 5.81 max)

A spacious main reception room with a double glazed window to the front, radiator, wood flooring, multi fuel stove and double doors leading to the sun room.



## ADDITIONAL IMAGE



## SUN ROOM

12'5" x 12'0" (3.79 x 3.68)

Currently used as a dining room, with double doors leading off the lounge, wood flooring, double glazed windows and double glazed door to the rear garden. Radiator



## KITCHEN

A traditional, farmhouse style kitchen with fitted wall and base units and work tops with a sink drainer unit and mixer tap, Range cooker included, integrated dishwasher and fridge freezer. Double glazed windows to rear, radiator and tiled floor.



# 31 TILL GROVE ELLINGTON MORPETH NORTHUMBERLAND NE61 5ER

## ADDITIONAL IMAGE



## UTILITY ROOM

Fitted with matching wall and base units as the kitchen, plumbing for washing machine and space for tumble dryer. Door providing access to the garage and an external door leading to the rear garden. Radiator



## FIRST FLOOR LANDING

Built in storage cupboard housing combi central heating boiler.

## BEDROOM ONE

*10'10" x 12'8" including wardrobes. (3.31 x 3.87 including wardrobes.)*  
A double glazed window to the front, radiator, and fitted wardrobes and drawers.



## ADDITIONAL IMAGE





# 31 TILL GROVE ELLINGTON MORPETH NORTHUMBERLAND NE61 5ER

## BEDROOM TWO

9'5" x 10'7" excluding wardrobes (2.88 x 3.23 excluding wardrobes)

Double glazed window to the front, radiator and built in wardrobes.



## BEDROOM THREE

14'1" excluding wardrobes x 8'0" (4.3 excluding wardrobes x 2.45)

Situated over the garage with double glazed windows to the rear and side, radiator and built in wardrobes.



## ADDITIONAL IMAGE



## BEDROOM FOUR

9'3" x 7'11" excluding wardrobes (2.83 x 2.42 excluding wardrobes)

A good size fourth bedroom, currently used as an office with a double glazed window to the rear and radiator, fitted wardrobes



# 31 TILL GROVE ELLINGTON MORPETH NORTHUMBERLAND NE61 5ER

## BATHROOM/WC

A modern family bathroom fitted with a wc, wash hand basin, roll top bath and a mains shower in separate cubicle. Double glazed window to the rear and radiator.



## ADDITIONAL IMAGE



## EXTERNALLY

The front of the property has a garden and a double driveway providing ample off street parking and access to the garage.

The rear of the property has a generous enclosed garden, mainly lawned with a variety of patio areas. There is also a summer house and a pond with a decked seating area. Built in barbeque area.



## ADDITIONAL IMAGE





# 31 TILL GROVE ELLINGTON MORPETH NORTHUMBERLAND NE61 5ER

## ADDITIONAL IMAGE



## OUTLOOK FROM GARDEN



## MATERIAL INFORMATION ASHINGTON

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 regards 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 Supply - Mains

Heating - Mains GCH

Broadband - Available - Including Ultrafast broadband. (Ofcom Broadband checker June 25)

Flood Risk - River and Sea -

Planning Permission - There are currently ? planning permission for ?

<https://publicaccess.northumberland.gov.uk/online-applications/simpleSearchResults.do?action=firstPage>

Coalfield & Mining Areas - The Coal Authority indicate that this property is located on coalfield. Your legal advisor will be able to advise you of any implications of this.

There has been no failed transactions on the property, please contact us should you wish further information.

## 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.

# 31 TILL GROVE ELLINGTON MORPETH NORTHUMBERLAND NE61 5ER

## 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.

McKenzie Financial Services Ltd 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](mailto:ashington@rickard.uk.com)





# MORTGAGE

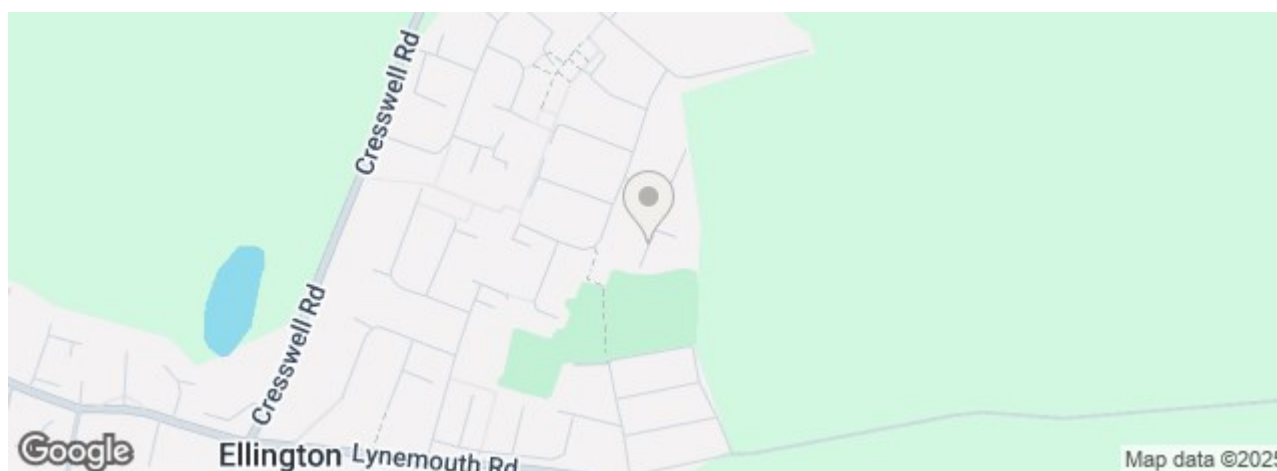
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PLEASE NOTE:

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

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	75	80
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		



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