

# BRUNTON

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RESIDENTIAL



**PRIMROSE WAY, SAXON VALE, ELLINGTON, MORPETH, NE61**

**£289,950**

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FAMILY SIZED HOME | SOUGHT AFTER VILLAGE | VIEWING ADVISED

This well-presented four-bedroom detached home is situated within the popular Saxon Vale development in Ellington, offering spacious and well-balanced accommodation ideally suited to modern family living.

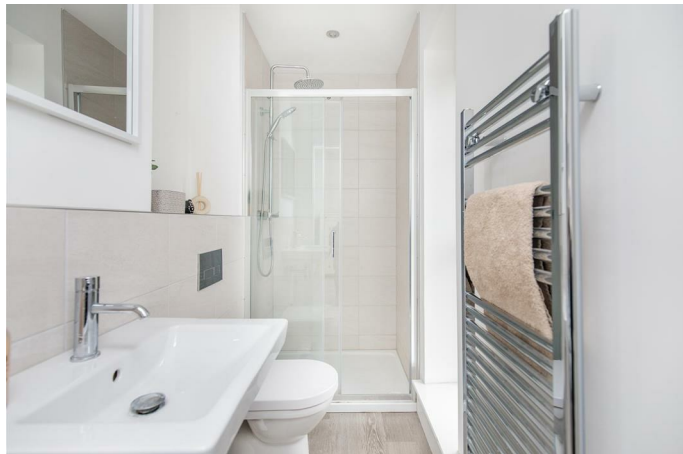
Internally, the property benefits from a versatile layout, including two separate reception rooms to the front and a generous kitchen/dining space to the rear with direct access to the garden, creating a sociable hub of the home. The first floor provides four well-proportioned bedrooms, including a main bedroom with en-suite, alongside a family bathroom, offering both comfort and flexibility.

Externally, the property features an enclosed rear garden and driveway parking with a detached garage. The location offers convenient access to local amenities, schools and transport links, with easy routes into Morpeth and surrounding areas, as well as close proximity to the Northumberland coastline.

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The internal accommodation comprises: a welcoming entrance hallway with stairs leading up to the first floor and understairs storage. To one side, there is a dining room positioned to the front, while to the opposite side sits the living room, a well-proportioned space with bi-fold doors opening out to the rear garden and access through to the kitchen/diner. The kitchen/diner is set across the back of the property and includes patio doors providing access to the garden, with a separate utility room leading off, which in turn connects to a convenient WC.

The ground floor offers a clear and practical layout, with the living room and dining room providing two distinct reception areas, while the kitchen diner spans the rear and connects directly to the utility space.

Stairs lead up to the first-floor landing, which includes storage and gives access to four bedrooms and the family bathroom. The main bedroom benefits from an en-suite shower room, while the remaining bedrooms are arranged around the landing and vary in size, offering flexibility for family use, guests or a home office. The bathroom is positioned centrally and serves the remaining bedrooms.

Externally, the property includes a front garden area, while to the rear, there is an enclosed garden with access from the kitchen diner. A detached garage is positioned to the rear, along with a driveway providing off-road parking.



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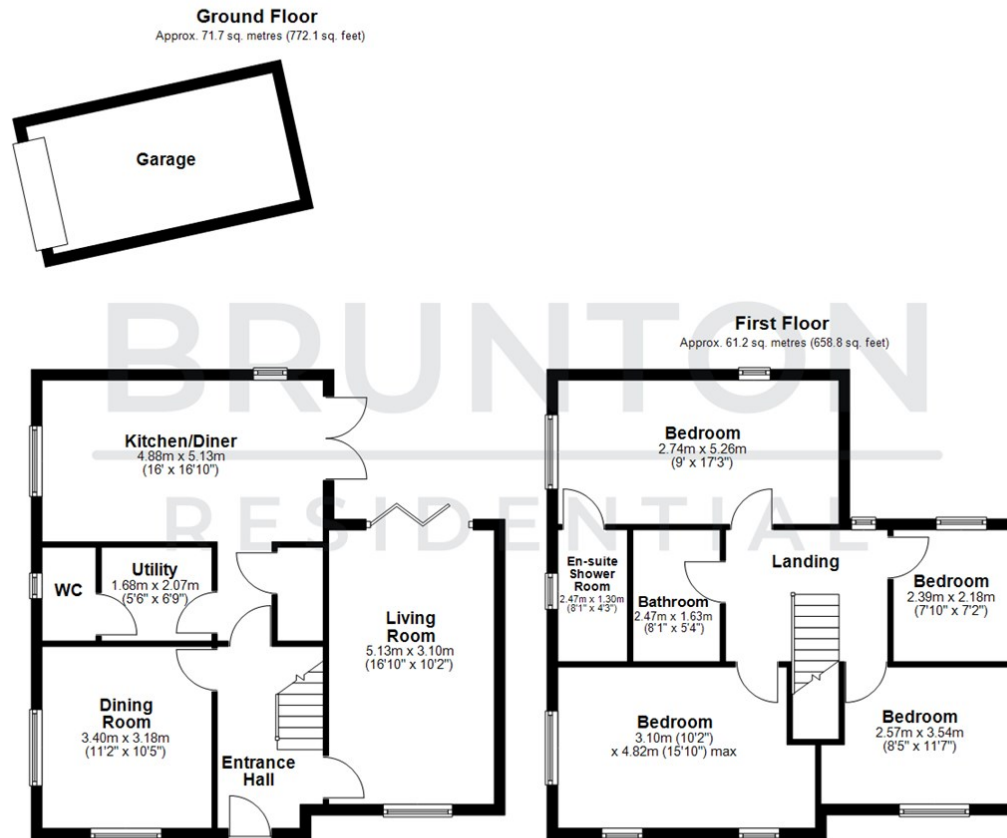
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TENURE : Freehold

LOCAL AUTHORITY : Northumberland CC

COUNCIL TAX BAND : D

EPC RATING : B



Total area: approx. 132.9 sq. metres (1430.9 sq. feet)

All measurements are approximate and are for illustration only.  
Plan produced using PlanUp.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>93</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			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</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 environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	