Holly Way | Ellington | NE61

Offers in Excess of £319,950

A beautifully presented four-bedroom family home offering spacious and modern accommodation throughout. Located in the popular village of Ellington.

The property is entered via a composite front door into a welcoming entrance hallway with modern flooring, useful storage cupboard, staircase to the first floor and internal access to the garage. A convenient downstairs cloakroom/WC is located off the utility room.

To the front of the property is a bright and comfortable lounge featuring a full-height double glazed window. The impressive open plan kitchen/dining room forms the heart of the home, fitted with a range of contemporary wall and base units, integrated appliances including a fridge/freezer and dishwasher, electric oven and gas hob. The space is finished with modern flooring, spotlights and stylish bi-fold doors opening onto the rear garden. A separate utility room provides additional storage and laundry facilities.

To the first floor, the landing gives access to four well-proportioned bedrooms and the family bathroom. The principal bedroom benefits from a walk-in dressing area with full-height wardrobes and an en-suite shower room. Bedrooms two, three and four all feature fitted wardrobes. The family bathroom is fitted with a modern four-piece suite comprising bath, wash hand basin, WC and heated towel rail.

Externally, the front garden is mainly laid to lawn with a driveway providing off-street parking and access to the garage. The enclosed rear garden is mainly laid to lawn with established bushes and shrubs, together with a patio area.

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Composite Front Door Leading into a Welcoming Entrance Hallway

Spacious Lounge with Full Height Double Glazed Window

Modern Open Plan Kitchen/Dining Room with Bi-Fold Doors

Integrated Appliances Including Fridge/Freezer and Dishwasher

Separate Utility Room and Convenient Ground Floor WC

Four Well Proportioned Bedrooms with Fitted Wardrobes

Principal Bedroom Featuring Walk-In Dressing Area And En-Suite

Driveway, Garage and Enclosed Rear Garden with Patio Area

For any more information regarding the property please contact us today

PROPERTY DESCRIPTION:

ENTRANCE: Composite front door

ENTRANCE HALLWAY: Stairs to first floor landing, modern flooring, radiator, storage cupboard, access to garage.

DOWNSTAIRS CLOAKS/W.C.: Off Utility Room: Low level wc, wash hand basin, part tiling to walls, radiator, extractor fan, modern flooring.

LOUNGE: 13'9 (4.19) x 11'6 (3.51)
Double glazed full height window, radiator, television point

DINING ROOM/KITCHEN: 21'6 (6.55) x 11'4(3.45)
Double glazed window, two radiators, range of wall, floor and drawer units with coordinating roll edge work surfaces, stainless steel sink unit and drainer with mixer taps, built in electric fan assisted oven, gas hob with extractor fan above, integrated fridge/freezer and dishwasher, modern flooring, spotlights, bifold doors to garden.

UTILITY ROOM: Fitted base units/work surface, plumbed for washing machine, modern flooring.

FIRST FLOOR LANDING AREA

FAMILY BATHROOM: 4 piece white suite comprising:
Panelled bath, wash hand basin, low level wc, spotlights, heated towel rail, part tiling to walls, tiled flooring, double glazed window

BEDROOM ONE: 9'5 (2.87) x 14'0 (4.27)
Walk in dressing area to full height wardrobes, radiator.

EN-SUITE SHOWER ROOM:
Low level wc, wash hand basin, large shower cubicle, mains shower, part tiling to walls, heated towel rail

BEDROOM TWO: 9'0 (2.74) x 12'0 (3.66) to front of sliding wardrobes
Double glazed full height window, radiator, fitted wardrobe.

BEDROOM THREE: 8'4 (2.54) to robes x 11'7 (3.53)
Double glazed window, radiator, fitted wardrobe.

BEDROOM FOUR: 9'7 (2.92) to robes x 9'0 (2.74)
Double glazed window, radiator, fitted wardrobe.

EXTERNALLY: Front garden: Laid mainly to lawn, driveway leading to a garage
Rear garden: Laid mainly to lawn, bushes and shrubs with patio area
Garage: Single attached garage

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PRIMARY SERVICES SUPPLY
Electricity: TBC
Water: TBC
Sewerage: TBC
Heating: TBC
Broadband: TBC
Mobile Signal Coverage Blackspot: No
Parking: Garage/Driveway

MINING
The North East region is famous for its rich mining heritage and therefore it will be beneficial to conduct a mining search. Confirmation should be sought from a conveyancer as to its effect on the property, if any.

TENURE
Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

COUNCIL TAX BAND: E

EPC RATING: B
VERSION ONE FG/GD 19/08/2026 AS00010175
Amended

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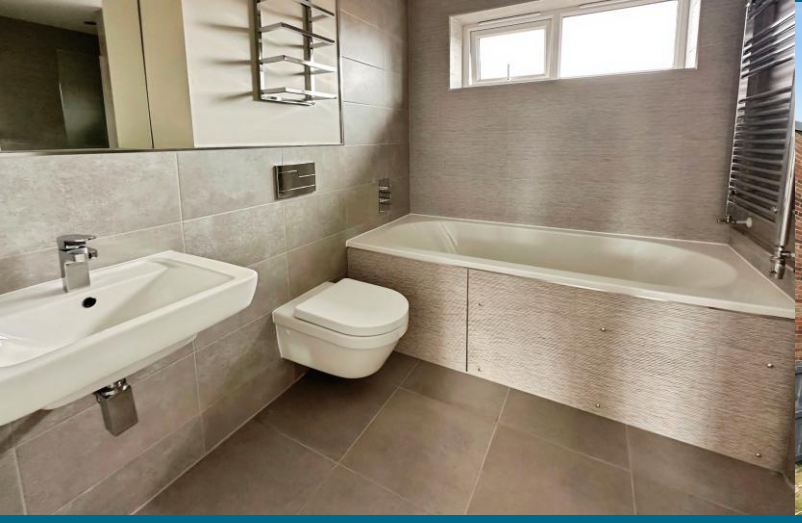

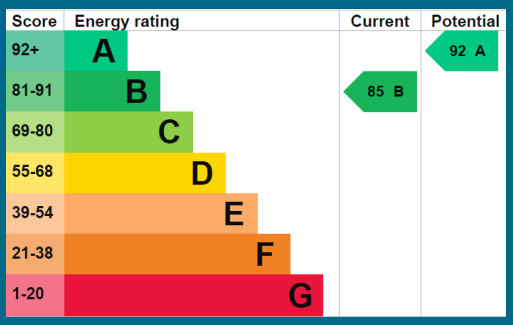

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The Property Ombudsman

Money Laundering Regulations – intending purchasers will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We will also use some of your personal data to carry out electronic identity verification. This is not a credit check and will not affect your credit score.

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

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