Mill Farm | Ellington | NE61

Offers in Excess of £400,000

This impressive four-bedroom family home offers generous and versatile accommodation throughout, perfectly suited to modern family living. Well maintained by the current owners, the property boasts a welcoming lounge, separate dining room, study, fitted kitchen with utility room, additional dining area and a bright conservatory, providing an excellent range of living and entertaining space.

To the first floor are four well-proportioned bedrooms, including a principal bedroom with en-suite facilities, along with a stylish family bathroom and useful built-in storage.

Externally, the property continues to impress with attractive gardens to both the front and rear. A driveway leads to the double garage, while the enclosed rear walled garden provides a wonderful space to enjoy the outdoors, featuring a patio area, established flower beds and shrubs, together with a gazebo and summer house. Combining spacious accommodation with superb outdoor space, this is a fantastic home.

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Rare to the Market a Four-Bedroom Detached Family Home

Four Reception Rooms Plus Conservatory

Spacious And Versatile Living Accommodation

Principal Bedroom with En-Suite Facilities

Well-Appointed Kitchen and Separate Utility Room

Double Garage with Power and Lighting

Double Driveway And Attractive Front Garden

Enclosed Rear Walled Garden with Gazebo and Summer

For any more information regarding the property please contact us today

PROPERTY DESCRIPTION

ENTRANCE: Composite front door

ENTRANCE HALLWAY: Stairs to first floor landing, tiled flooring, radiator with cover, storage cupboard.

DOWNSTAIRS CLOAKS/W.C: 2'9 (0.084) x 5'4 (1.62)
Low level wc, wash hand basin, extractor fan, radiator.

LOUNGE: 16'7 (5.05) x 11'4 (3.45)
Double glazed window, radiator, fire surround, television point, coving to ceiling.

DINING ROOM: 9'2 (2.79) x 12'2 (3.71)
Double glazed window, coving to ceiling, radiator.

STUDY ROOM: 8'2 (2.48) x 9'0 (2.74)
Double glazed window, radiator, modern flooring.

KITCHEN: 8'8 (2.64) x 11'3 (3.43)
Double glazed window, range of wall, floor and drawer units with coordinating roll edge work surfaces, coordinating sink unit and drainer with mixer tap, tiled splashbacks, space for range oven, integrated fridge freezer, tiling to floors, coving to ceiling, spotlights.

UTILITY ROOM: 6'3 (1.91) x 7'7 (2.31)
Fitted wall and base units and work surfaces, stainless steel sink unit with dual taps, plumbed for washing machine, tiled flooring.

SECOND DINING ROOM: 7'6 (2.29) x 9'7 (2.92)
Two double glazed windows, radiator, tiled floor

CONSERVATORY: 9'9 (2.97) x 11'5 (3.48)
Dwarf wall, double glazed windows, tiled flooring.

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FIRST FLOOR LANDING AREA: Built in storage cupboard

FAMILY BATHROOM: 7'2 (2.18) x 6'0 (1.83)
Bath with tiled panel, wash hand basin in tiled vanity unit, low level wc, spotlights, double glazed window, tiled walls and flooring.

BEDROOM ONE: 9'2 (2.79) x 12'3 (3.73)
Double glazed window, radiator

EN-SUITE SHOWER ROOM: 6'5 (1.96) x 5'6 (1.68)
Double glazed window, low level wc, wash hand basin, radiator, panelled bath, electric shower, part tiling to walls, tiles to floor.

BEDROOM TWO: 10'1 (3.07) x 11'2 (3.40)
Double glazed window, radiator, modern flooring.

BEDROOM THREE: 9'7 (2.92) x 9'8 (2.95)
Double glazed window, radiator

BEDROOM FOUR: 8'1 (2.46) x 9'4 (2.84) access to loft
Double glazed window, radiator, fitted wardrobes and drawers

EXTERNALLY: FRONT GARDEN: Laid mainly to lawn, bushes and shrubs in flower borders, double driveway leading to garage
REAR GARDEN: Patio area, flower beds with bushes and shrubs, screen fencing, gazebo, summer house.
GARAGE: Double with attached up and over door with power and lighting.

PRIMARY SERVICES SUPPLY
Electricity: Mains
Water: Mains
Sewerage: Mains
Heating: Mains
Broadband: fttp
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: tbc

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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.

The Property Ombudsman

EPC RATING
TBC

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