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BREAMISH, ELLINGTON, NE61

Offers Over £240,000


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Superb semi-detached family home ideally situated on Breamish, within an established residential development in the village of Ellington. Beautifully presented throughout, the property offers spacious, contemporary accommodation with a bright and airy feel, creating a welcoming setting for modern family life.

The heart of the home is the open-plan lounge and dining room, which flows naturally into a double-glazed conservatory overlooking the rear garden. Together, these spaces create a lovely environment for both everyday living and entertaining, complemented by the extended kitchen with stylish modern finishes. Upstairs, four well-proportioned bedrooms provide plenty of flexibility for families, with the principal bedroom benefiting from its own en-suite facilities. The property also enjoys useful boarded loft storage, while the integral garage incorporates a practical utility area. Outside, the enclosed rear garden offers a pleasant space to relax or spend time with family and friends, while to the front driveway parking for two vehicles completes this appealing home.

Ellington is a well-established Northumberland village, offering a peaceful residential setting whilst remaining conveniently positioned for nearby Morpeth and Ashington, where a wider selection of shops, restaurants and everyday amenities can be found. The beautiful Northumberland coastline is also within easy reach, with the sandy beaches of Cresswell and the expansive surroundings of Druridge Bay providing wonderful opportunities for coastal walks, outdoor activities and enjoying the area's natural scenery.

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The internal accommodation comprises: The property is approached via a lawned front garden and a block-paved driveway providing off-street parking for two vehicles, alongside access to the integral single garage, which benefits from an electric roller shutter door.

A composite entrance door opens into a double-glazed entrance porch, with a further door leading into the main hallway. The entrance area has been opened up to create a more spacious feel, with stairs rising to the first floor and access into the principal reception accommodation.

The lounge and dining room form an attractive open-plan living space, with a large picture window overlooking the front aspect and wooden flooring extending throughout. A contemporary electric flame-effect fire, incorporating space for a television, provides a focal point within the lounge. The room flows naturally into the dining area, creating a practical and sociable setting for everyday family life and entertaining.

Leading from the dining area is a double-glazed conservatory, providing an additional reception space overlooking the rear garden. Double doors open directly onto the garden, allowing the room to enjoy a pleasant outlook and a connection with the outdoor space.

The extended kitchen offers a generous and practical layout, having been extended into the former utility room. It is fitted with a range of wall and base units, integrated appliances and laminate work surfaces. A window overlooks the rear garden, while a separate external door provides direct access outside. The kitchen also offers internal access to the rear of the integral garage, where a useful utility area accommodates plumbing for appliances and the property's combination central heating boiler. The garage retains its electric roller shutter door to the front.

To the first floor, the landing provides access to four bedrooms, the family bathroom and a boarded loft space, accessed via a pull-down ladder, offering additional storage.

The principal bedroom forms part of the property's extension and is a well-proportioned double room, featuring a front-facing window, fitted wardrobes and overhead storage. The room also benefits from its own en-suite shower room, fitted with a glazed shower cubicle and mains-powered shower.

There are two further double bedrooms, one overlooking the front and the other the rear, both benefiting from fitted wardrobes. The fourth bedroom is a single room positioned to the front of the property, incorporating a useful storage cupboard above the stair bulkhead.

The family bathroom is fitted with a bath and mains-powered shower above, alongside a vanity unit incorporating granite work surfaces. Tiled walls complete the room, with finishes similar to those within the en-suite.

Externally, the property benefits from an enclosed rear garden principally laid to lawn, with paved patio areas providing space for outdoor seating and entertaining. Railway sleepers have been added as an attractive edging to the landscaped areas, while established trees along the far boundary create a pleasant backdrop.





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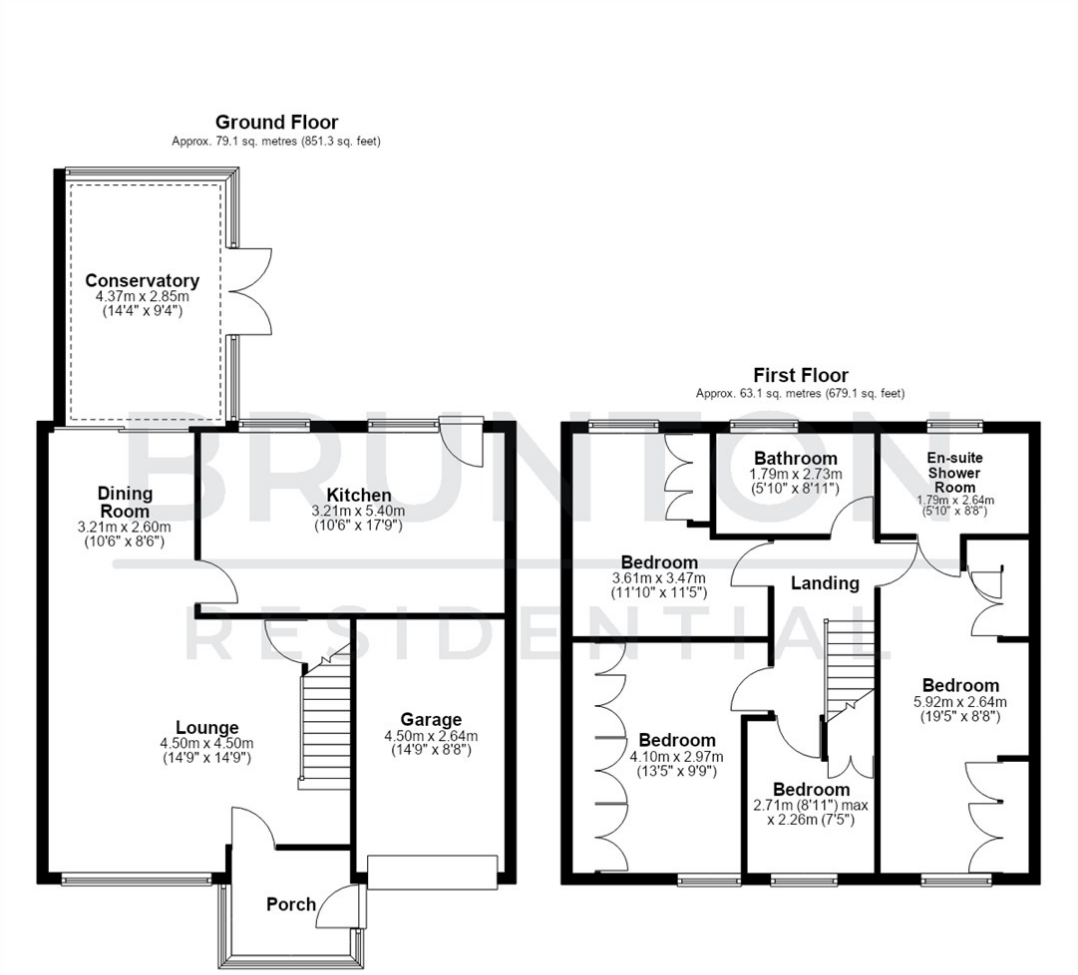
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TENURE : Freehold

LOCAL AUTHORITY : Nortrhumberland CC

COUNCIL TAX BAND : B

EPC RATING :



Total area: approx. 142.2 sq. metres (1530.4 sq. feet)



