



Primrose Way | Ellington | NE61 5BR

£262,500

Located in the charming coastal village of Ellington, which perfectly captures the character of Northumberland. Rich in history, yet very much part of modern village life, Ellington dates to Saxon times, with its name meaning "descendants of Ella". This stylish and contemporary detached family home is designed combining clean architectural lines with traditional proportions. Large vertical windows beautifully maximise natural light into the property, the property is double fronted with a central hallway leading to the front facing lounge, stunning family dining kitchen with bi-fold doors opening out to the garden, the kitchen is stylish and benefits from integrated appliances, the perfect space for dining and entertainment, downstairs cloaks/w.c. To the first floor there are three bedrooms, the principal with luxurious en-suite shower room, lovely family bathroom, landscaped garden to the rear, front driveway, and garage. This thoughtfully designed Assent Home, Dune design has been thoughtfully built to include many eco-friendly features, with solar panels offering energy efficient power and an EV charging point. To complete the wonderful lifestyle this modern home showcases a location in Ellington with outstanding natural surroundings, with a beautiful coastline and sandy beaches just a short distance away. It strikes a rare balance between peaceful village living and everyday convenience, with local amenities remaining at the heart of the community. There are excellent links for commuters and those looking to explore further afield. There are great links to Ashington and Morpeth, along with coastal towns of Cresswell and Newbiggin-by-the-sea. Newcastle city centre is also accessible, just perfect!

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Beautiful, Highly Sought After Modern Detached Family Home

Gorgeous Coastal Village with Amenities

Freehold

Eco-Friendly Property with Solar Panels and EV Charging Point

Double Fronted, Central, Feature Hallway

Front Facing Lounge, Stunning Dining Kitchen

Bi-Fold Doors to Garden, Downstairs Cloaks/w.c.

Three Bedrooms, Gorgeous En-Suite Shower Room

For any more information regarding the property please contact us today

PROPERTY DESCRIPTION:

ENTRANCE: Composite entrance door

ENTRANCE HALLWAY: Stairs to first floor landing, lvt flooring, double radiator.

DOWNSTAIRS CLOAKS/W.C: Low level wc, wash hand basin, lvt flooring, double glazed window, double radiator.

LOUNGE: 9'11(3.02) x 16'10 (5.13)
Double glazed front and side windows, television point, double radiator.

KITCHEN/DINING ROOM: 16'10 (5.13) x 9'4 (2.84)
Double glazed rear window, range of wall, floor and drawer units with coordinating roll edge work surfaces, stainless steel sink unit and drainer with mixer tap, splash backs, built in electric fan assisted oven, gas hob with extractor fan above, integrated fridge/freezer, plumbed for washing machine/dishwasher, spotlights, double glazed bi fold doors to garden.

FIRST FLOOR LANDING AREA: Double glazed rear window, loft access, double radiator.

FAMILY BATHROOM: 3 Piece white suite comprising: Panelled bath, wash hand basin, low level wc, spotlights, double glazed side window, heated towel rail, part tiling to walls, lvt flooring.

BEDROOM ONE: 11'9 (3.58) x 10'1 (3.07)
Two double glazed windows, double radiator, television point.

EN-SUITE SHOWER ROOM: 7'5 (2.26) x 5'11 (1.80)
Double glazed front window, low level wc, pedestal wash hand basin, large shower cubicle, mains shower, part tiling to walls, heated towel rail, lvt flooring.

BEDROOM TWO: 11'1 (3.38) x 8'3 (2.52)
Two double glazed windows, double radiator, television point,

BEDROOM THREE: 8'5 (2.57) x 10'2 (3.10)
Double glazed side window, double radiator.

EXTERNALLY: FRONT GARDEN: laid mainly to lawn, double driveway leading to garage.
REAR GARDEN: Laid mainly to lawn, patio area, screen fencing, water tap.
GARAGE: 20'4 (6.20) x 10'9 (3.28)
Single detached garage, up and over door, power and lighting, charging point.



PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains

Broadband: Fibre to premises

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: C

EPC RATING: A

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Score	Energy rating	Current	Potential
92+	A	92 A	92 A
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Important Note: Rook Matthews Sayer (RMS) for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute part or all of an offer or contract. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck the measurements before committing to any expense. RMS has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyer's interests to check the working condition of any appliances. RMS has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. No persons in the employment of RMS has any authority to make or give any representation or warranty whatever in relation to this property.

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.

