



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.



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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

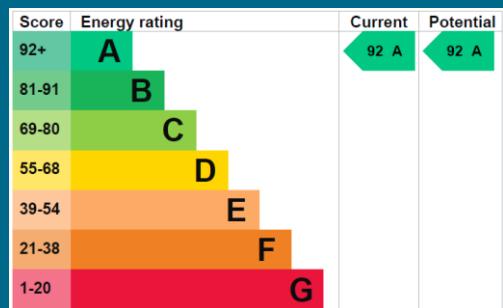
TENURE

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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