

# SIGNATURE

## NORTH EAST

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Sandstone Close, Ellington NE61 5JB

For illustrative purposes only

Signature North East are delighted to welcome this impressive new build four bedroom detached property to the market. Located in Ellington, Morpeth, the home is set within an exclusive development and offers generous accommodation throughout, with construction due for completion during the first half of 2026. With its proximity to the beautiful Northumberland coast, surrounding green spaces and a range of local amenities nearby, the property provides the perfect balance of rural charm and everyday convenience. Cresswell beach is just a short drive away, while Morpeth town centre can be reached in approximately 15 minutes, offering excellent access to both coastal and town living.

Upon entering the property, you are welcomed into a central hallway which also provides access to a convenient ground floor W.C. From here, the heart of the home unfolds into a large open plan family room, dining area and kitchen, ideal for modern living and entertaining. Bi-fold doors open directly onto the rear garden, creating a seamless indoor-outdoor flow. Adjacent to the kitchen is a practical utility room with access to both the garage and the exterior. A spacious living room, also benefiting from bi-fold doors to the garden, along with a study, complete the ground floor accommodation.

Continuing to the first floor, you will find four generously sized bedrooms, all of which can comfortably accommodate double beds along with additional furnishings. The primary bedroom benefits from its own en-suite shower room and a private balcony, while bedroom two also features an en-suite. Completing this level is the family bathroom, finished to a high standard.

Externally, the property boasts a large wrap-around garden. To the front of the home, there is a substantial driveway providing ample off-street parking, further enhancing the practicality and appeal of this impressive family home.



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# PROPERTY FLOORPLAN



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## Measurements:

Living Room	11'9" x 15'1"
Family / Dining Area	11'9" x 11'9"
Kitchen	11'10" x 11'9"
Study	10'0" x 9'4"
Utility	5'11" x 4'5"
W.C	4'5" x 4'5"
Bedroom One	13'3" x 11'9"
En-Suite	4'5" x 6'8"
Bedroom Two	12'3" x 11'10"
En-Suite	4'5" x 6'8"
Bedroom Three	10'10" x 9'11"
Bedroom Four	10'5" x 9'4"
Bathroom	7'4" x 5'11"



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