

# SIGNATURE

## NORTH EAST

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Sandstone Close, Ellington NE61 5JB

For illustrative purposes only

Signature North East are delighted to welcome this attractive new build three bedroom detached property to the market. Situated within an exclusive development in Ellington, Morpeth, the home offers generous accommodation, with construction due for completion during the first half of 2026, in a highly desirable setting. With its close proximity to the beautiful Northumberland coast, surrounded by green spaces and with 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, you step into a large open plan family room and kitchen, designed for modern living, with sliding doors leading directly out to the garden. Adjacent to the kitchen is a useful utility room with external access. To the right-hand side of the home, there is a spacious open plan living and dining room, ideal for both relaxing and entertaining.

Continuing to the first floor, you will discover three 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, providing a private retreat. Completing this floor is the family bathroom, finished to a modern standard.

Externally, the property boasts a large wrap-around garden. To the front of the home, there is a large driveway providing ample off-street parking, along with a double garage, adding to the practicality and appeal of this excellent family home.



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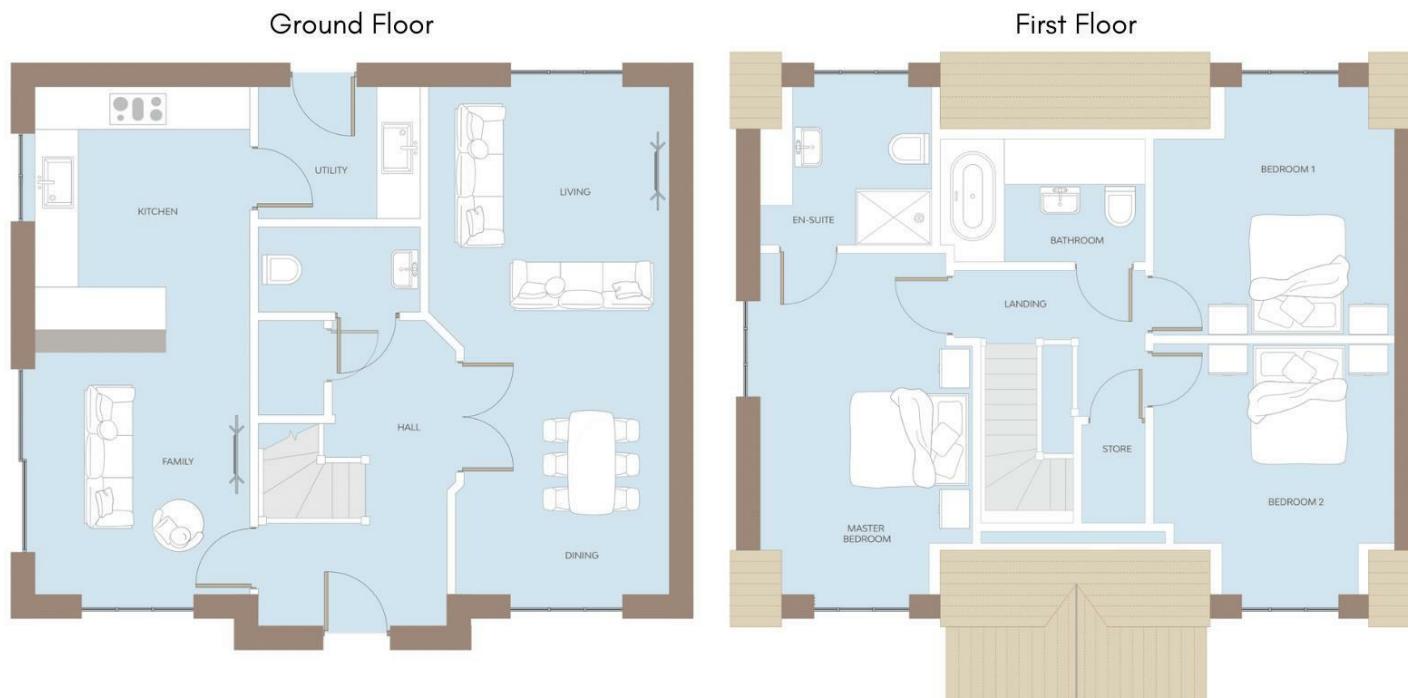


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# PROPERTY FLOORPLAN



## Measurements:

Living Room  
10'4" x 11'0"

Family Room  
10'4" x 11'0"

Kitchen  
10'4" x 10'4"

Dining Area  
9'8" x 10'1"

Utility  
5'2" x 5'2"

W.C  
3'3" x 5'2"

Bedroom One  
11'4" x 10'1"

En-Suite  
4'9" x 7'0"

Bedroom Two  
9'1" x 8'10"

Bedroom Three  
8'10" x 8'10"

Bathroom  
5'8" x 6'2"



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