



The Knoll

Ellington

- Three Bedrooms
- Detached
- Conservatory
- Double Garage
- Rural Location

£ 230,000



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Ashington

ACCOMMODATION COMPRISES

UPVC entrance door to

LOBBY

Double glazed window to front

ENTRANCE HALLWAY

Spindle Staircase to first floor, radiator, understairs storage cupboard

CLOAKS/WC

Low level w/c, wash hand basin, double glazed frosted window, radiator.

LOUNGE 17'0 (5.18m) x 11'3 (3.43m)

Sliding patio door to conservatory, radiator, television point, feature fire with electric fire and hearth.

DINING ROOM 10'9 (3.28m) x 8'6 (2.59m)

Double glazed picture window to front, radiator, coving to ceiling.

KITCHEN 10'9 (3.28m) x 7'10 (2.39m)

Double glazed windows to front, radiator, wall, floor and drawer units with work surfaces, stainless steel sink with mixer tap, tiled splashbacks, built in oven, plumbed for dishwasher, part tiled walls, door to garage, panelled ceiling with spotlights.

CONSERVATORY

Brick dwarf wall, double glazed windows, twin double glazed French doors to garden, laminate flooring, fabulous views over adjoining countryside.

FIRST FLOOR LANDING

Double glazed window to side, loft access.

BEDROOM ONE 11'8 (3.56m) X 17'0 (5.18m) to wardrobes

Double glazed window to rear, radiator, picture rail, spectacular views.

BEDROOM TWO 11'3 (3.48m) x 9'10 (2.90m)

Double glazed window to front, radiator, picture rail.

BEDROOM THREE 11'3 (3.43m) x 6'9 (2.06m)

Double glazed window to front, radiator, coving to ceiling, picture rail.

SHOWER ROOM/WC

Bathroom suite comprising of shower cubicle with mains shower, wash hand basin, low level wc, recessed spotlights, double glazed frosted window to rear, radiator, wetboard to walls, airing cupboard.

EXTERNALLY

Front garden mainly laid to lawn with patio area and to the rear laid mainly to lawn with patio area, mature shrubbery and summerhouse.

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: D

EPC RATING: TBC

AS00009755.BJ.WH.18/4/24.V.1



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