



Wayside Way | Ellington | NE61 5FE

**£350,000**

This well-presented four-bedroom detached family home offers spacious and modern accommodation throughout, ideal for family living. The property benefits from a large block paved driveway, garage, and low-maintenance gardens to both the front and rear.

Internally, the accommodation briefly comprises an entrance hallway, downstairs W.C, spacious lounge with front aspect window, dining room with patio doors to the rear garden, and an impressive fitted kitchen featuring integrated appliances, modern flooring, and ample storage units.

To the first floor are four well-proportioned bedrooms, including a principal bedroom with fitted wardrobes and en-suite shower room. A modern four-piece family bathroom completes the accommodation.

Externally, the rear garden is mainly laid to lawn with a patio seating area and flower beds, while the single garage benefits from power and lighting.

**RMS** | Rook  
Matthews  
Sayer



4



2



2

**Stunning Four-Bedroom Detached Family Home**

**Stylish Modern Kitchen With Integrated Appliances**

**Generous Block Paved Driveway and Integral Garage**

**Spacious And Elegant Lounge With Separate Dining Room**

**Luxurious Principal Bedroom with Private En-Suite**

**Beautiful Low-Maintenance Rear Garden with Patio Area**

For any more information regarding the property please contact us today

**PROPERTY DESCRIPTION:**

**ENTRANCE:** Composite Entrance door

**ENTRANCE HALLWAY:** Stairs to first floor landing, modern flooring

**DOWNSTAIRS CLOAKS/W.C:** Low level WC, wash hand basin, modern flooring

**LOUNGE:** 17'8 (5.38) x 10'7 (3.22)  
Double glazed front window, double radiator, television point

**DINING ROOM:** 9'9 (2.97) x 9'6 (2.90)  
Double glazed patio doors to rear, double radiator.

**KITCHEN:** 9'9 (2.97) x 20'10 (6.35)  
Double glazed rear window, double radiator, range of wall, floor and drawer units with coordinating roll edge work surfaces, stainless steel sink unit and drainer with mixer tap, built in electric fan assisted oven, gas hob with extractor fan above, integrated fridge freezer, washing machine, modern flooring, spotlights, double glazed rear door.

**FIRST FLOOR LANDING:** Loft access, built in storage cupboard.

**BEDROOM ONE:** 13'5 (4.09) x 10'8 (3.25) to front of robes  
Double radiator, double glazed front window, fitted wardrobes.

**EN-SUITE SHOWER ROOM:** Double glazed front window, low level WC, pedestal wash hand basin, shower cubicle with mains shower, tiling to walls, spotlights.

**BEDROOM TWO:** 10'11 (3.33) x 10'7 (3.22)  
Double glazed front window, double radiator, fitted wardrobes

**BEDROOM THREE:** 9'10 (2.99) x 10'5 (3.18)  
Double glazed rear window, double radiator

**BEDROOM FOUR:** 9'6 (2.90) x 9'8 (2.95)  
Double glazed rear window, single radiator.

**FAMILY BATHROOM:** 4 pieces white suite comprising: Panelled bath, wash hand basin, shower cubicle, low level WC, spotlights, double glazed rear window, heated towel rail, part tiling to walls, tiled flooring

**EXTERNALLY:**  
**FRONT GARDEN:** Large block paved driveway leading to garage, with lawn and shrubs

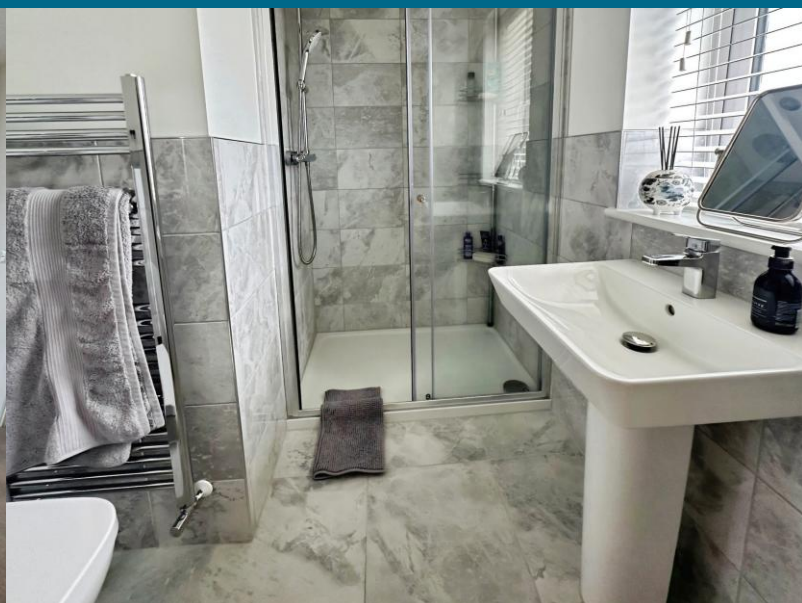
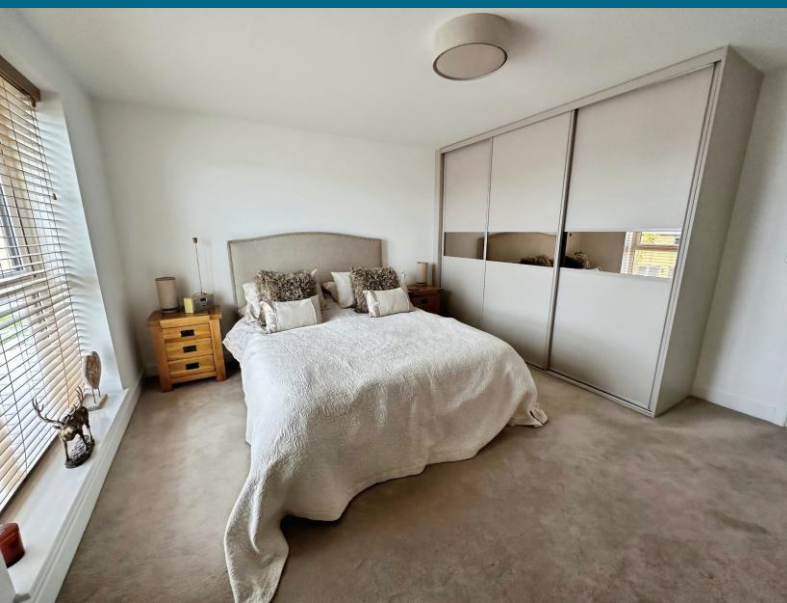
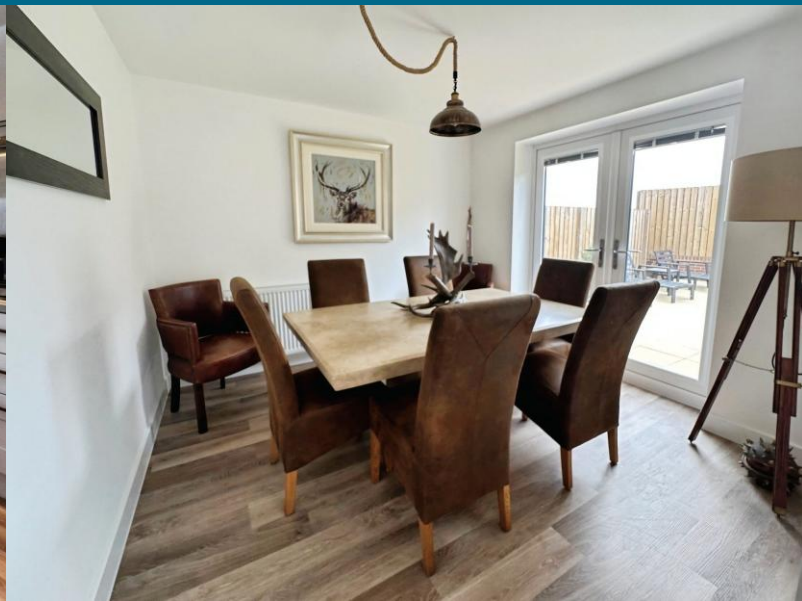
**REAR GARDEN:** Laid mainly to lawn, patio area, water tap, low maintenance garden, flower beds.

**GARAGE:** 9'9 (2.97) x 15'2 (4.62)  
Single garage with up and over door, power and lighting.

**T: 01670 850 850**

[Ashington@rmsestateagents.co.uk](mailto:Ashington@rmsestateagents.co.uk)

**RMS** | Rook  
Matthews  
Sayer



### PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: GCH

Broadband: Ultrafast

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: D

EPC RATING: A

AS00010616 FG/GD VERSION ONE 20/05/2026



T: 01670 850 850

Ashington@rmsestateagents.co.uk

**RMS** | Rook  
Matthews  
Sayer



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.

