



Coquet Drive | Ellington | NE61 5LN

**£250.000**

“Recently renovated throughout and presented to a high standard, this spacious four-bedroom family home is truly key-turn ready. Offering bright and modern living accommodation, the property features a welcoming entrance hallway, generous lounge, stylish fitted kitchen/dining room with integrated appliances, and a superb conservatory with a real roof creating additional year-round living space. The separate utility room adds practicality, while upstairs boasts four well-proportioned bedrooms, including a spacious principal bedroom with en-suite, alongside a contemporary family bathroom. Externally, the property benefits from low-maintenance front gardens, driveway and integral garage, with an enclosed rear garden ideal for families and entertaining. A fantastic opportunity for buyers seeking a move-in-ready home finished to an excellent standard throughout.

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**Spacious Family 4 Bedroom Semi Detached**

**Key Turn Ready Home**

**Modern Fitted Kitchen/Diner**

**En-Suite To Principal Bedroom**

**Fully Renovated Throughout**

**Modern Fitted Kitchen/Diner**

**Four Well Proportioned Bedrooms**

**Driveway, Garage & Rear Garden**

**For any more information regarding the property please contact us today**

**PROPERTY DESCRIPTION:**

**ENTRANCE:** Part glazed composite entrance door

**ENTRANCE HALLWAY:** Stairs to first floor landing, single radiator, storage cupboard.

**LOUNGE:** 11'5(3.48) x 14'10 (4.52)  
Large double glazed front window, double radiator, coving to ceiling.

**KITCHEN/DINING ROOM:** 17'7 (5.36) x 11'0 (3.35)  
Double glazed rear window, single radiator, range of wall, floor and drawer units with coordinating roll edge work surfaces, stainless steel sink unit and drainer with mixer taps, built in electric hob with extractor fan above, integrated fridge/freezer, modern flooring, double glazed patio doors to conservatory

**CONSERVATORY:** 8'7 (2.62) x 11'1 (3.38)  
Dwarf walls, double glazed windows, double radiator, real roof.

**UTILITY ROOM:** 9'0 (2.74) x 8'5 (2.57)  
Double glazed rear window, fitted wall and base units, work tops, stainless steel sink unit with mixer tap, single radiator, modern flooring, double glazed rear door to garden

**FIRST FLOOR LANDING AREA:**

**BEDROOM ONE:** 17'11 (5.46) x 8'11 (2.72)  
Double glazed front and side window, coving to ceiling, double radiator.

**EN-SUITE SHOWER ROOM:** 5'8 (1.73) x 8'11 (2.72)  
Double glazed rear window, low level wc, wash hand basin, panelled bath with mains shower over, part tiling to walls, heated towel rail, spotlights, modern flooring.

**BEDROOM TWO:** 11'8 (3.56) x 10'0 (3.05)  
Double glazed front window, single radiator.

**BEDROOM THREE:** 8'9 (2.67) x 11'8 (3.56)  
Double glazed rear window, single radiator, access to loft, built in cupboard.

**BEDROOM FOUR:** 7'3 (2.21) x 6'9 (2.06)  
Double glazed front window, single radiator.

**FAMILY BATHROOM:** 8'5 (2.57) x 5'7 (1.70)  
3- piece white suite comprising:  
Panelled bath, pedestal wash hand basin, low level wc, spotlights, heated towel rail, part tiling to walls, modern flooring, double glazed rear window.

**EXTERNALLY:**

**FRONT GARDEN:** Low maintenance garden, driveway leading to garage.

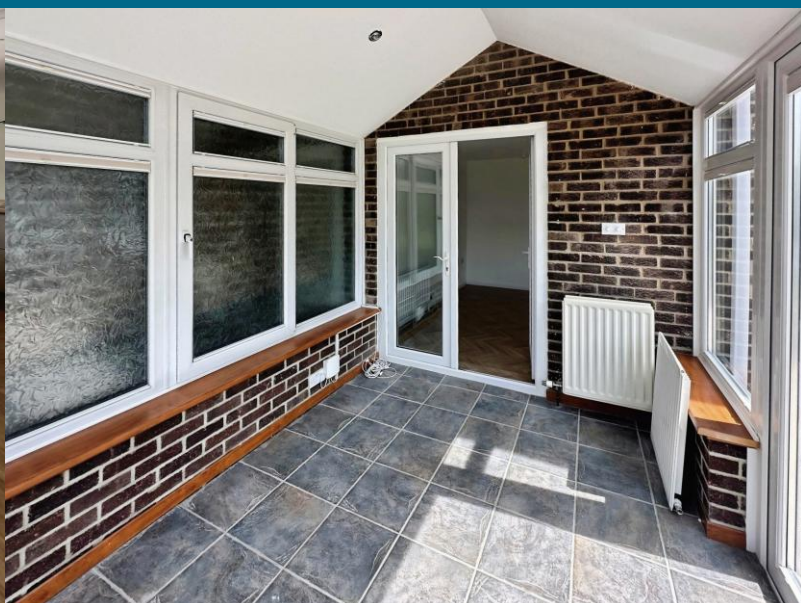
**REAR GARDEN:** Laid mainly to lawn, patio area, bushes and shrubs, flower beds.

**GARAGE:** Single attached integral garage with up and over door.

**T:01670 850 850**

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### PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains

Broadband: Other

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: C

AS00010624 GD/FG VERSION ONE 01/06/2026



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 c	77 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.

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