



The Elms | Ellington | NE61 5LH

£345,000

This spacious and well-presented four-bedroom detached home offers generous living accommodation throughout. The property welcomes you through a glazed composite door into a porch and entrance hallway with stylish Karndean flooring and useful storage. A convenient downstairs cloakroom/WC is located off the porch.

The main living area features a large lounge with a gas inset fireplace and patio doors leading into a bright conservatory overlooking the garden. An archway connects the lounge to the dining room, creating a flowing space perfect for entertaining. The well-appointed kitchen offers a range of wall and base units, coordinating work surfaces and ample space for appliances, while a substantial utility room provides additional storage, workspace and laundry facilities. Upstairs, a spacious landing leads to four bedrooms, including a principal bedroom with fitted wardrobes and drawers. The remaining bedrooms offer flexible space for family, guests or home working. A modern family bathroom completes the first floor.

Externally, the property benefits from a lawned front garden with a double driveway leading to an attached garage. The rear garden is mainly laid to lawn and features a patio and decking area, complemented by shrubs, flower beds and screen fencing, providing an ideal outdoor space for relaxing or entertaining.

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Spacious four-bedroom detached family home with well-proportioned accommodation

Large lounge with gas fireplace

Bright conservatory overlooking the garden

Modern fitted kitchen with extensive units plus a generous utility room

Ground floor cloakroom/WC

Double driveway and attached garage

Private rear garden with lawn, patio and decking areas

Separate dining room

For any more information regarding the property please contact us today

PROPERTY DESCRIPTION:

ENTRANCE PORCH: Part glazed composite door, radiator, kardean flooring.

ENTRANCE HALLWAY: stairs to the first-floor landing, double radiator, storage cupboard, kardean flooring.

DOWNSTAIRS CLOAKS/W.C.: (off porch) low level wc, wash hand basin, double glazed window, single radiator, extractor fan, modern flooring.

LOUNGE: 16'1 (4.90) x 16'9 (5.11)
Double glazed patio doors to conservatory, two double radiators, fire surround with gas inset and hearth, modern flooring, television point, coving to ceiling.

Archway to:

DINING ROOM: 9'11 (3.02) x 9'10 (2.99)
Double glazed rear window, coving to ceiling double radiator.

KITCHEN: 9'5 (2.87) x 18'0 (5.49)
Double glazed front window, single radiator, range of wall, floor and drawer units with coordinating roll edge work surfaces, coordinating sink unit and drainer with mixer taps, space for range master double oven with grill and hot plate, space for fridge freezer, kardean flooring.

UTILITY ROOM: 13'9 (4.19) x 10'5 (3.18)
Large double glazed rear window, fitted wall and base units/work surface, stainless steel sink unit with mixer taps, plumbed for washing machine, double radiator, kardean industrial flooring.

CONSERVATORY: 13'0 (3.96) x 13'2 (4.01)
Dwarf wall, double glazed windows, double radiator, modern flooring.

FIRST FLOOR LANDING AREA: Spacious first floor landing, double glazed window to front, modern flooring, double radiator, loft access, loft is partially boarded with lights , and ladder.

FAMILY BATHROOM: 3-piece white suite comprising: wash hand basin, shower cubicle, spotlights, double glazed side window, heated towel rail, tiling to walls, modern flooring.

BEDROOM ONE: 13'2 (4.01) to front of robes x 9'9 (2.97) into alcove.
Double glazed rear window, double radiator, fitted wardrobes and drawers, television point.

BEDROOM TWO: 9'0 (2.74) x 13'9 (4.19)
Double glazed rear window, double radiator, fitted wardrobe.

BEDROOM THREE: 6'11 (2.11) x 10'2 (3.10)
Double glazed rear window, single radiator.

BEDROOM FOUR: 7'5 (2.26) x 8'0 (2.44)
Double glazed front window, single radiator, built in cupboard.

EXTERNALLY:
Front Garden: Laid mainly to law, double driveway leading to garage.
Rear Garden: Laid mainly to lawn, patio area with decking, bushes and shrubs, screen fencing, flower beds.
Garage: attached garage with electric door with fob , power and lighting.



PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains

Broadband: tbc

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: tbc

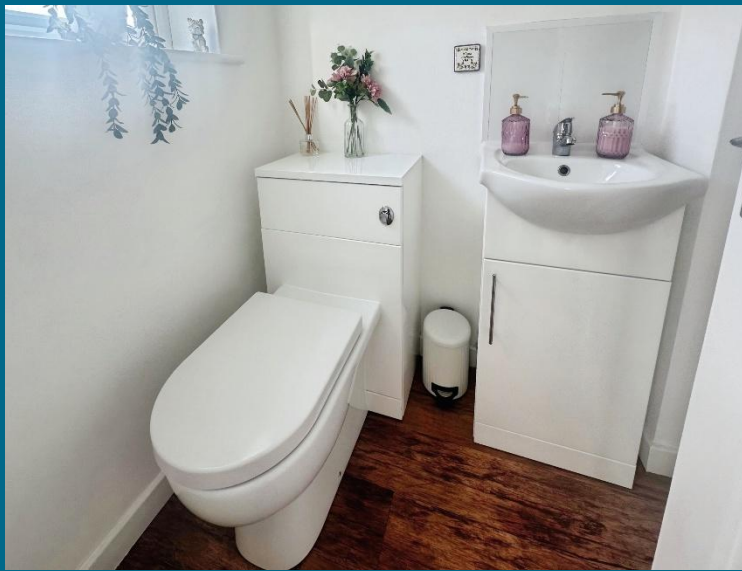
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Money Laundering Regulations – intending purchasers will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We will also use some of your personal data to carry out electronic identity verification. This is not a credit check and will not affect your credit score.



EPC RATING
TBC

