

# Woodside Way, Ellington, Morpeth, Northumberland

## Offers Over £270,000



### Full Description

This property offers elegant light and bright living and in a much sought after residential area. Elizabeth Humphreys Homes are delighted to welcome to the market this fabulous 4 bedroomed 2 bathroom detached home located in the Northumberland village of Ellington. Aesthetically pleasing, this property oozes designer living and benefits from anthracite coloured uPVC windows, a composite front door, super-fast fibre connection for the homeworkers, block paved driveway parking, a separate garage with a grey electric roller shutter door, quality white internal doors, gas central heating and all the other usual mains connections. Formerly the show home, this property has been finished to an exceptionally high standard and benefits from dual heating enabling the first floor and ground floor to be independently heated and is a property not to be missed.

Ellington is a peaceful village located a short distance from the stunning Northumberland coastline. The village offers a local public house, a Co-op shop, a Post Office, a Primary School and a wonderful sense of community. A short drive away is the historic market town of Morpeth, a town with vibrant shops, pubs, restaurants, a newly built leisure centre and many other amenities. Morpeth mainline rail station is on the East Coast Line south to London and north to Edinburgh.

A low maintenance front garden, attractively combining gravel and flag stones, leads to the front door which opens into the entrance hallway which benefits from an integrated door mat and light grey washed wood effect LVT flooring which extends through most of the ground floor creating a seamless transition between the different spaces. Stairs ascend to the first floor and various doors lead off.

Conveniently located, the ground floor WC is a superb asset as it negates the need to continually frequent the upstairs facilities. The suite comprises a concealed cistern toilet with a push button behind, a towel rail and a wall hung hand wash basin. Half height white riven textured tiles adorn the walls completing this crisp and fresh look illuminated by natural light entering via a window. The property also benefits from two large cupboards, one beneath the stairs housing the tumble dryer, offering excellent storage potential.

Bathed in natural light courtesy of the virtually floor to ceiling windows, the lounge is a beautiful and relaxing room where you can enjoy spending time with family and friends. Tastefully decorated in neutral white and with made to measure Venetian blinds, curtains and a sumptuous grey carpet, this room allows the easy addition of accent colour should you so wish.

The spacious kitchen-diner is located to the rear of the property and offers a good number of wall and base units with a high gloss grey door complemented by a wood-effect laminate work surface with a matching upstand. There is a four-burner gas hob beneath a brushed aluminium splash back and a chimney style extractor fan, an eye level oven, integrated washing machine and dishwasher. A bowl and a half stainless steel sink with a mixer tap above beneath a window, with a fitted Venetian blind, providing unobstructed views of the rear garden. The boiler is housed in a cupboard for easy access and there is space for a free-standing fridge-freezer. There is plenty of space to sit and dine whilst appreciating rear garden views entering via a pair of bi-fold doors also benefiting from integrated blinds.

Taking the attractive stairs to the first floor, the landing opens out to four bedrooms and the family bathroom. Loft access is available. The bedrooms are neutrally decorated and are lovely light, bright and restful spaces. Three bedrooms are finished with a light grey carpet, adding comfort as you move throughout, and one bedroom benefits from stylish LVT flooring. The windows are all fitted with Venetian blinds.

The primary bedroom is a king-sized bedroom taking advantage of views to the front of the property. This room can comfortably accommodate a range of additional furniture. The en-suite comprises a large fully tiled shower cubicle with a water fall shower head and a separate shower head within behind a glass screen with a pivot door, an extractor fan, a chrome heated towel rail, a concealed cistern toilet with a push button behind, a wall hung hand wash basin and a wall hung mirror. The space has been finished with chrome edged tiling which creates a stunning look.

Bedroom 2 is a light and bright double room capturing pleasant views over the rear garden.

Bedroom 3 is a single room taking advantage of the rear garden. This



room is finished with wood effect grey LVT flooring creating a sleek and stylish look and also has fitted sliding door wardrobes.

Bedroom 4 is a large single room overlooking the front of the property. This room is currently utilised as a home office and benefits from plenty of built in wardrobes and a fitted desk.

The family bathroom is spacious and contemporary-looking and comprises a wall hung hand wash basin, a concealed cistern toilet with a push button behind and a white bath with a waterfall shower head and a separate shower head within. A chrome heated towel rail ensures added comfort. Natural light enters via a window, with a deep sill, overlooking the side of the property and the space is finished with attractive grey tiling incorporating a wave effect to create a stunning appearance.

Externally, the rear garden is mainly laid to lawn and is framed by anthracite-coloured flagstones which complement the window frames perfectly. There is a summer house at the foot of the garden which offers the ideal space in which to relax and unwind after a busy day. The garden is securely fenced, with the external brick wall of the garage forming one side, to allow children and family pets to play safely.

Tenure: Freehold

Council Tax Band: D £2430.38 25/26 year

EPC: B

#### Important Note:

These particulars, whilst believed to be accurate, are set out as a general guideline and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact but must satisfy themselves by inspection or otherwise as to their accuracy. Please note that we have not tested any apparatus, equipment, fixtures, fittings or services including central heating and so cannot verify they are in working order or fit for their purpose. All measurements are approximate and for guidance only. If there is any point that is of particular importance to you, please contact us and we will try and clarify the position

## Features

- Stunning modern home
- Garage
- Garden
- Driveway Parking
- Light and spacious
- Ensuite
- Sought after location

## Contact Us

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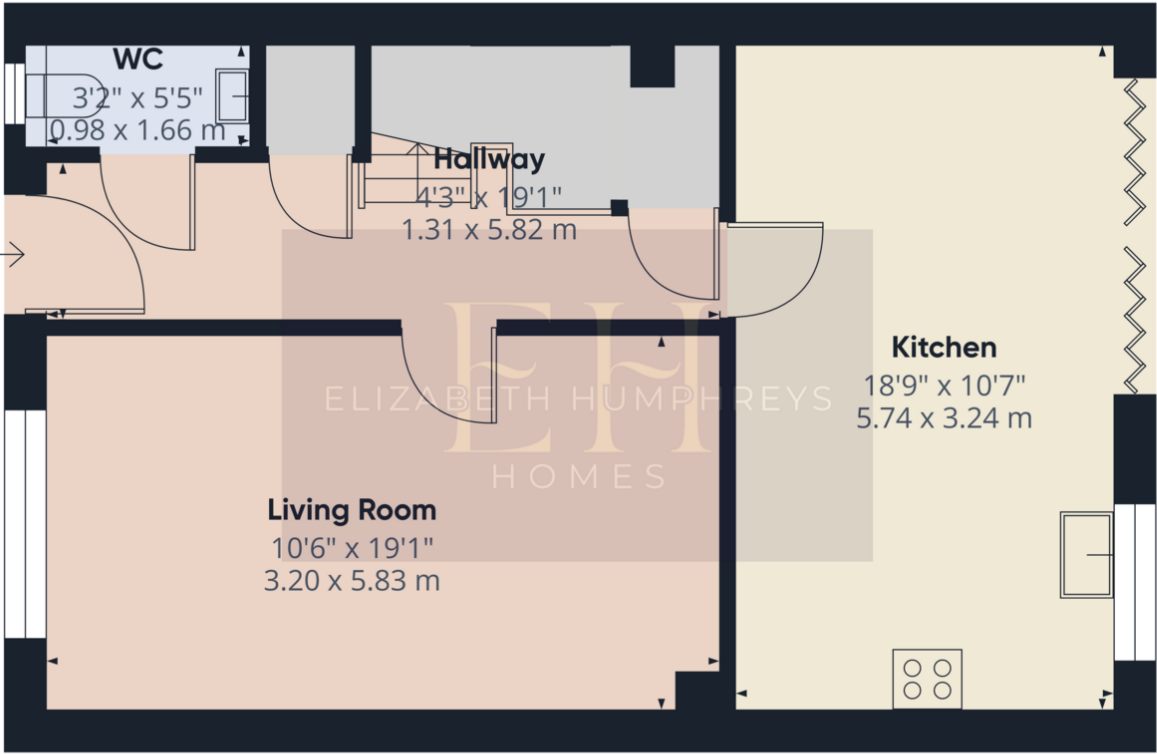
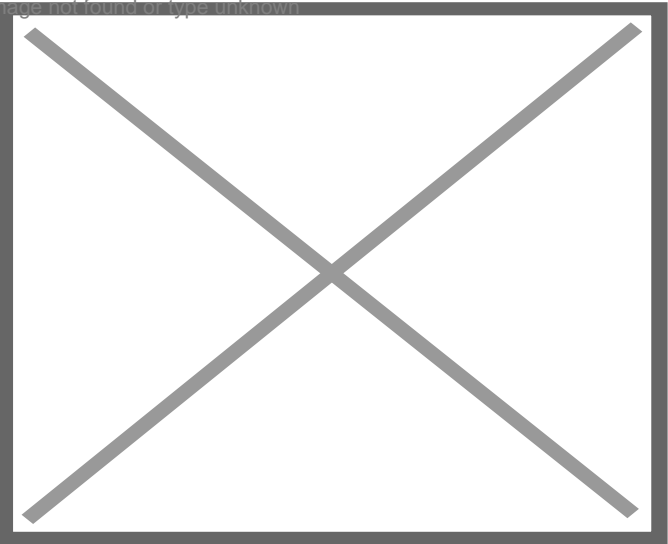




| Energy Efficiency Rating                          |         |           |
|---|---------|-----------|
|   | Current | Potential |
| Very energy efficient - lower running costs       |         |           |
| (92-100) A  |         | 94        |
| (81-91) B   | 84      |           |
| (69-80) C   |         |           |
| (55-68) D   |         |           |
| (39-54) E   |         |           |
| (21-38) F   |         |           |
| (1-20) G  |         |           |
| Not energy efficient - higher running costs       |         |           |
| England, Scotland & Wales EU Directive 2002/91/EC |         |           |

| Environmental (CO <sub>2</sub> ) Impact Rating                  |         |           |
|---|---------|-----------|
|   | Current | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |         |           |
| (92-100) A  |         | 95        |
| (81-91) B   | 85      |           |
| (69-80) C   |         |           |
| (55-68) D   |         |           |
| (39-54) E   |         |           |
| (21-38) F   |         |           |
| (1-20) G  |         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |         |           |
| England, Scotland & Wales EU Directive 2002/91/EC               |         |           |

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Ground Floor



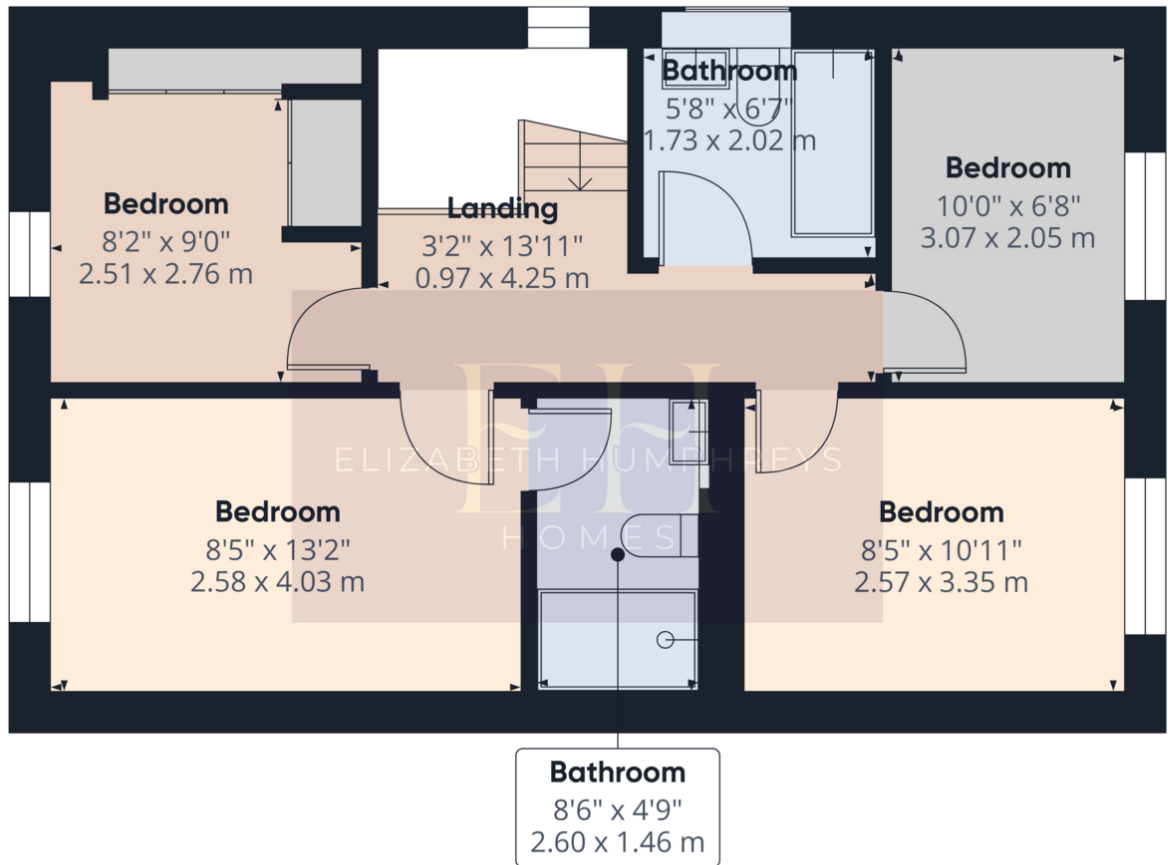
Approximate total area<sup>(1)</sup>  
554 ft<sup>2</sup>  
51.5 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Floor 1

Approximate total area<sup>(1)</sup>  
505 ft<sup>2</sup>  
46.8 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS  
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