



### 3 bed bungalow to buy in NE61

Windmill Heights, Ellington, Morpeth,  
Northumberland, NE61 5HW

# £435,000

 x 3  x 2  x 3

Tenure

**Freehold**

Double Garage parking

### Property features

- ✓ THREE BEDROOM DETACHED BUNGALOW
- ✓ TWO RECEPTION ROOMS
- ✓ MODERN FITTED KITCHEN / DINER (Integrated Appliances)
- ✓ TWO FAMILY BATHROOMS
- ✓ EPC Rating C

## Key Information

- ✓ Council Tax: Band E
- ✓ EPC Rating: C
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water

## Description

Pattinson Estate Agents welcome to the sales market this stunning detached bungalow situated on Windmill Heights in Ellington, Morpeth.

Situated in the highly sort after village of Ellington, walking distance from Cresswell beach and ideal for exploring the delights of the Northumberland Coastline.

This fabulous detached bungalow occupies a premium site on this popular estate, with large, well maintained wrap around lawns and block paved driveway leading to the front entrance and Double Garage.

Upon entering the property, you are presented with a large, bright and airy hallway, leading to a comfortable lounge with a large Bay Window, which in turn opens onto a separate Dining Room, ideal for hosting intimate meals with family and friends. In the centre of the bungalow, the spacious kitchen/diner possesses a wide range of modern fittings and finishes, providing ample cupboard space and work surfaces and leads into an additional utility area and Orangery beyond.

Offering three spacious bedrooms, the larger main bedroom, facing the front of the property benefits from an en-suite shower room and the modern family bathroom is well situated to service the other two bedrooms.

Completing this delightful property, is the large Orangery at the rear of the bungalow, looking onto the secluded, private patio and the delightful mature lawns and gardens beyond, filled with established shrubs and planting.

There are local amenities close by and travel links into Ashington and Morpeth town centres.

Briefly comprising; Entrance/Hallway, Lounge, Dining Room, Orangery, Kitchen/Diner, Utility, Principle bedroom with En-suite, Two further Bedrooms and Family Bathroom. Externally to the front are Private wrap around lawned gardens / driveway with parking for numerous vehicles and a further Private enclosed established garden lies to the rear.

Council Tax Band: E

Tenure: Freehold

Price: offers in region of £435,000

Property Type: Bungalow

Parking: Double Garage, Driveway & Garage

Construction materials: Brick and block

Roofing type: Clay tiles

Heating: Gas

Electric: National Grid

Water: Direct mains water

Sewerage: Standard UK domestic

## External Front

Private extremely well maintained lawned garden, double block paved driveway leading to entrance and garage, gated access to rear garden;



## Porch

1.40m x 1.52m (4'7" x 4'11")

Upvc part glazed door leading to entrance complemented by double glazed window, gas central heating radiator, glazed double doors to;



## Hallway

9.11m x 1.54m (29'10" x 5'0")

Built in storage, gas central heating radiator, built in storage;



## Hallway.



## Lounge

4.18m x 4.39m (13'8" x 14'4")

Double glazed bay window to front aspect, gas central heating radiator;



## Dining Room

2.88m x 3.66m (9'5" x 12'0")

French basket laminate flooring, gas central heating radiator, sliding patio door leading to Orangery;



## Kitchen / Diner

5.35m x 2.67m (17'6" x 8'9")

A range of wall & base units complemented by hide & slide internal features and bespoke granite work surfaces with uprights, 1.5 inset stainless steel sink with mixer tap over, NEFF integrated oven, electric hob with extractor over, integrated dishwasher, integrated microwave space for fridge freezer, gas central heating radiator, recess lighting, tiled flooring double glazed window to side aspect;



## Kitchen / Diner.



## Kitchen / Diner..

## Utility

2.05m x 2.70m (6'8" x 8'10")

Base units with bespoke granite work surfaces with uprights, inset stainless steel sink with mixer tap over, Baxi combi boiler, plumbing for washing machine, space for tumble dryer, gas central heating radiator, tiled flooring;



## Orangery

4.49m x 3.40m (14'8" x 11'1")

French doors leading to well maintained large rear garden, double glazed windows, gas central heating radiator, laminate flooring, recess lighting;



## Orangery.



## Bedroom One

4.15m x 4.59m (13'7" x 15'0")

Double glazed bay window to front aspect, gas central heating radiator, built in wardrobes, USB sockets;



## Bedroom One.



## En-suite

2.94m x 2.24m (9'7" x 7'4")

A suite comprising; Double walk in shower with mains shower over, pedestal wash hand basin, w.c, gas central heating chrome towel radiator, extractor, tiled walls & flooring, double glazed window to side aspect;



## En-suite.



## Bedroom Two

3.96m x 4.97m (12'11" x 16'3")

Double glazed window to rear aspect, gas central heating radiator, built in wardrobes;



## Bedroom Two.



## Bedroom Three

2.40m x 2.40m (7'10" x 7'10")

Double glazed window to side aspect, gas central heating radiator;



## Family Bathroom

2.94m x 2.40m (9'7" x 7'10")

A suite comprising; Bath, shower cubicle with mains shower over, pedestal wash hand basin, w.c, extractor, gas central heating radiator, tiled walls & flooring, recess lighting, double glazed window to side aspect;



## External Rear

Large private well maintained established garden, block paved cobble patio, decorative stone borders, raised established borders, shed, external water, lighting, power source, gated access to front aspect, access to garage;



## External Rear.



## External Rear..

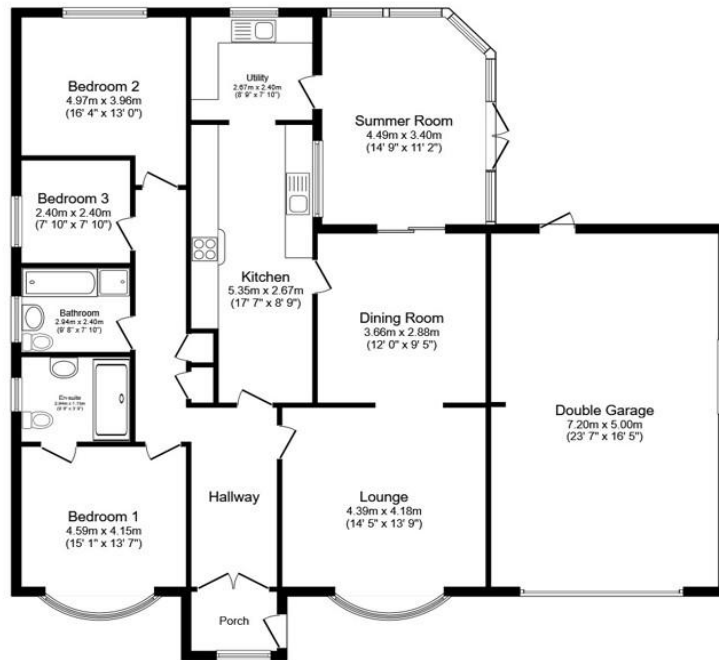


## Double Garage

*7.20m x 5.00m (23'7" x 16'4")*

Remote control roller garage door, double glazed window to side, Upvc part glazed to rear, loft access for additional storage, lighting & power source;





Floor Plan

Total floor area: 181.8 sq.m. (1,956 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

| Energy Efficiency Rating                           |                         |           |
|--|-------------------------|-----------|
|  | Current                 | Potential |
| <i>Very energy efficient - lower running costs</i> |                         |           |
| (92-100) <b>A</b>                                  |                         |           |
| (81-91) <b>B</b>                                   |                         | 83        |
| (69-80) <b>C</b>                                   | 71                      |           |
| (55-68) <b>D</b>                                   |                         |           |
| (39-54) <b>E</b>                                   |                         |           |
| (21-38) <b>F</b>                                   |                         |           |
| (1-20) <b>G</b>                                    |                         |           |
| <i>Not energy efficient - higher running costs</i> |                         |           |
| <b>England, Scotland &amp; Wales</b>               | EU Directive 2002/91/EC |           |

Windmill Heights, Ellington, Morpeth, Northumberland, NE61 5HW

Contact your local branch today for more information on this property:

**235 Church Street, Blackpool, Lancashire, FY1 3PB, <http://www.kenricksestateagents.co.uk/>**

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