



### 3 bed bungalow to buy in NE61

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

# £435,000

 x 3  x 2  x 2

Tenure

**Freehold**

Double Garage parking

### Property features

- ✓ Exceptional Detached Bungalow
- ✓ Three Bedrooms, Master En-Suite
- ✓ Beautifully Presented Throughout
- ✓ Stunning Integrated Breakfasting Kitchen
- ✓ EPC Rating C

## Key Information

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

## Description

\*\*\*DETACHED BUNGALOW - THREE BEDROOMS - MASTER EN-SUITE - LOUNGE WITH LOG BURNER - STUNNING BREAKFASTING KITCHEN - UTILITY - SUN ROOM - DOUBLE GARAGE - SOUTH FACING GARDEN - VIEW NOW\*\*\*

Pattinson Estate Agents welcome to the sales market this exceptional detached bungalow situated on Windmill Heights in the renowned village of Ellington, Morpeth. This is the perfect residence for anyone looking for high quality, stylish living. Sitting just a stroll away from Cresswell with it's beautiful beach and the popular Drift Inn Cafe in one of the most picturesque areas in the UK

The property boasts three generously sized bedrooms, the master featuring a sleek and modern en-suite, providing a private sanctuary for relaxation. The additional two bedrooms share the well appointed family bathroom with freestanding bath ensuring ample amenities for family and guests.

The property also features a stunning breakfasting kitchen and large sun room, perfect for entertaining guests or spending quality time with family. These multi-purpose areas provide wonderful living and dining space, seamlessly merging style with functionality.

The bungalow design provides easy access throughout the property and enjoys plenty of natural light, creating a bright and airy living space. This property is immaculately presented, providing a warm and inviting environment that instantly feels like home.

This bungalow truly is a jewel in the heart of Ellington. With its tasteful decor, practical layout and wonderful location, it presents potential buyers with a fantastic opportunity to make this their dream home.

Viewings are highly recommended to fully appreciate the comfort and beauty this substantial property offers.

Briefly comprising; entrance porch, staggered hallway, lounge with log burner, breakfasting kitchen, separate utility, sun room, master bedroom with en-suite, two further bedrooms and family bathroom. Externally to the front an open plan lawned garden with double driveway leading to double garage with electric access door. To the rear an enclosed south facing garden with lawn, pond and patio area.

Council Tax Band: E

Tenure: Freehold

Price: Offers In The Region Of £435,000

Property Type: Bungalow

Parking: Double Garage, Driveway

Heating: Gas

Electric: National Grid

Water: Direct mains water

Sewerage: Standard UK domestic

Mobile signal coverage: Good

## Entrance Porch

Via main access composite door to the front. Window to front with fitted venetian blind, oak flooring, radiator.

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## Entrance Hallway

Oak and glass doors throughout, luxury rigid vinyl oak flooring throughout, two radiators, spotlights to ceiling.



## Entrance Hallway Additional



## Lounge

4.30m x 4.19m (14'1" x 13'8")

Window to front with fitted venetian blind. Black log burner with slate hearth and stone tiled back panel, TV point, radiator. Open archway into the kitchen.



## Lounge Additional



## Fireplace & Log Burner



## Breakfasting Kitchen

6.34m x 5.45m (20'9" x 17'10")

A stylish modern Howdens fitted kitchen (New in November 2021) with a range of Shaker style pale grey wall, base, glass fronted display and drawer units, white and grey 'Silestone' natural quartz worktops and matching trims (with a 15 year warranty), inset dual Belfast sink with chrome mixer tap and partition window above looking into the sun room. Belling Range cooker with smoked glass splashback and black pyramid extractor above, integrated fridge/freezer, integrated dishwasher. A large freestanding central island/breakfast bar with storage beneath and solid wood worktop, luxury rigid vinyl oak flooring throughout, spotlights to ceiling, radiator, open archway into the sun room at the rear.



## Breakfasting Kitchen Additional



## Kitchen Area



## Kitchen Area Additional



## Dining Area



## Dining Area Additional



## Sun Room

4.90m x 3.68m (16'0" x 12'0")

Extended to the rear with windows to the rear and side elevations. French doors opening into the rear garden, solid valuted roof with two large skylights, access doors into the double garage and the utility, rigid vinyl oak flooring, radiator.



## Sun Room Additional



## Utility Room

2.72m x 1.89m (8'11" x 6'2")

Window to rear with fitted venetian blind. Fitted units and worktops matching the kitchen, inset grey resin sink with chrome mixer tap, space for washing machine and tumble dryer, wall mounted Baxi gas combi boiler, oak flooring, radiator.



## Master Bedroom

4.61m x 4.15m (15'1" x 13'7")

Window to front with fitted venetian blind, radiator, en-suite facilities.



## Master Bedroom Additional



## En-Suite

2.85m x 1.16m (9'4" x 3'9")

Frosted window to side with fitted venetian blind. Walk in shower cubicle with white tray, chrome dual head rainfall shower, grey ceramic tiled splashbacks and glass screen door, wash hand basin with chrome mixer tap and decorative tiled splashback, push flush w.c, heated towel rail, grey ceramic tile flooring.



## En-Suite Additional



## Bedroom Two

4.06m x 2.80m (13'3" x 9'2")

Window to rear with fitted venetian blind, radiator.

No photograph available as the room is currently being used for storage.

## Bedroom Three

2.90m x 2.37m (9'6" x 7'9")

Window to side with fitted venetian blind, radiator.

Currently used as a study.



## Bathroom

2.86m x 2.28m (9'4" x 7'5")

Frosted window to side with fitted venetian blind. A freestanding white oval bath with floor mounted chrome mixer tap and shower head attachment, pedestal wash hand basin with chrome mixer tap, push flush w.c, heated towel rail, half ceramic tiled walls, ceramic tiled flooring.



## Bathroom Additional



## Rear Garden



## Rear Garden Additional



## Rear Elevation



## Front Elevation



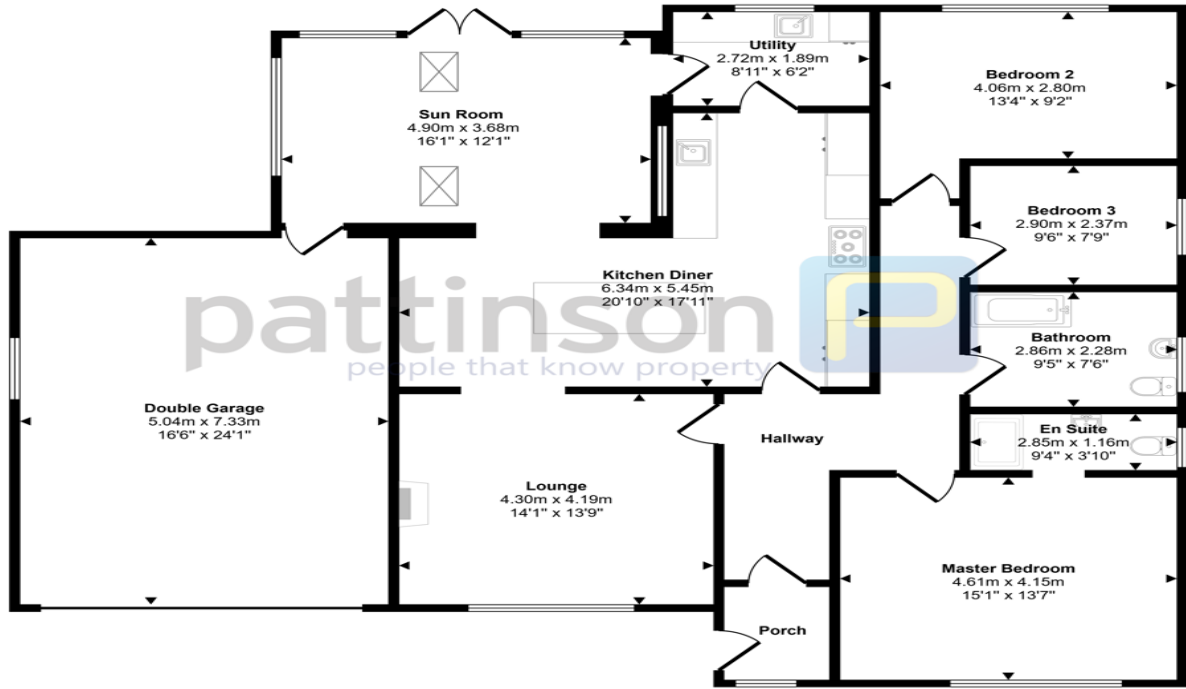
## Double Garage

*7.33m x 5.04m (24'0" x 16'6")*

Double electric access door and additional access door into the sun room at the rear. Window to the side, light, power points and loft access hatch to the ceiling.



Approx Gross Internal Area  
177 sq m / 1908 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		<b>S1</b>
(69-80) <b>C</b>	<b>71</b>	
(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

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