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ELLINGTON, MORPETH. NE61

Offers Over £625,000


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Substantial six-bedroom detached family home occupying a prominent corner position within the popular village of Ellington. Comprehensively re-modelled and finished to an exceptional standard throughout, the property offers spacious, versatile accommodation ideally suited to modern family living.

A standout feature is the impressive open-plan kitchen, dining and garden room, creating a superb hub of the home with contemporary finishes, integrated appliances and sliding doors opening onto the beautifully landscaped rear garden. Multiple reception rooms, two en-suite bedrooms, underfloor heating to the reception hallway and a practical utility room further enhance the property's outstanding family appeal.

West View enjoys a desirable position within the well-served village of Ellington, offering a highly regarded primary school, local shops and everyday amenities. The stunning Northumberland coastline is just a short distance away, whilst nearby Morpeth, Ashington and the A1 provide excellent shopping, leisure facilities and transport links, making this an ideal location for families and commuters alike.

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The internal accommodation comprises: a composite entrance door opening into an impressive reception hallway, creating an immediate sense of space with its central staircase, marble-effect flooring incorporating underfloor heating, and quality oak-panelled internal doors throughout. Positioned to the left is a versatile reception room, currently utilised as a playroom but equally suited as a family room, formal lounge or home office. To the right is the principal living room, a generous reception space enjoying excellent natural light from the front elevation and featuring double doors opening into the kitchen, allowing for a flexible flow between the living areas.

The contemporary kitchen and dining room is undoubtedly the heart of the home, beautifully appointed with a comprehensive range of wall and base units, feature cabinet lighting, marble-effect work surfaces and integrated appliances including a fridge and freezer. The dining area flows seamlessly into a superb garden room, where sliding doors open directly onto the landscaped rear garden, creating a wonderful space for both everyday family life and entertaining. Leading from the kitchen, an internal hallway provides access to a practical utility room fitted with additional storage units and a Belfast sink, together with a convenient ground-floor WC and a door providing direct access to the rear garden.

The first-floor galleried landing provides access to four well-proportioned bedrooms, two of which benefit from stylish en-suite shower rooms, whilst a contemporary family shower room serves the remaining accommodation. A further staircase rises to the second floor, where two additional bedrooms with Velux rooflights provide exceptionally versatile accommodation, ideal for larger families, guest bedrooms or dedicated home office space.

Externally, the property occupies an attractive corner position with a block-paved driveway providing off-road parking for approximately four vehicles. The beautifully landscaped rear garden is a particular highlight, featuring porcelain-paved seating areas, well-maintained lawns and thoughtfully designed entertaining spaces that enjoy an excellent degree of privacy.





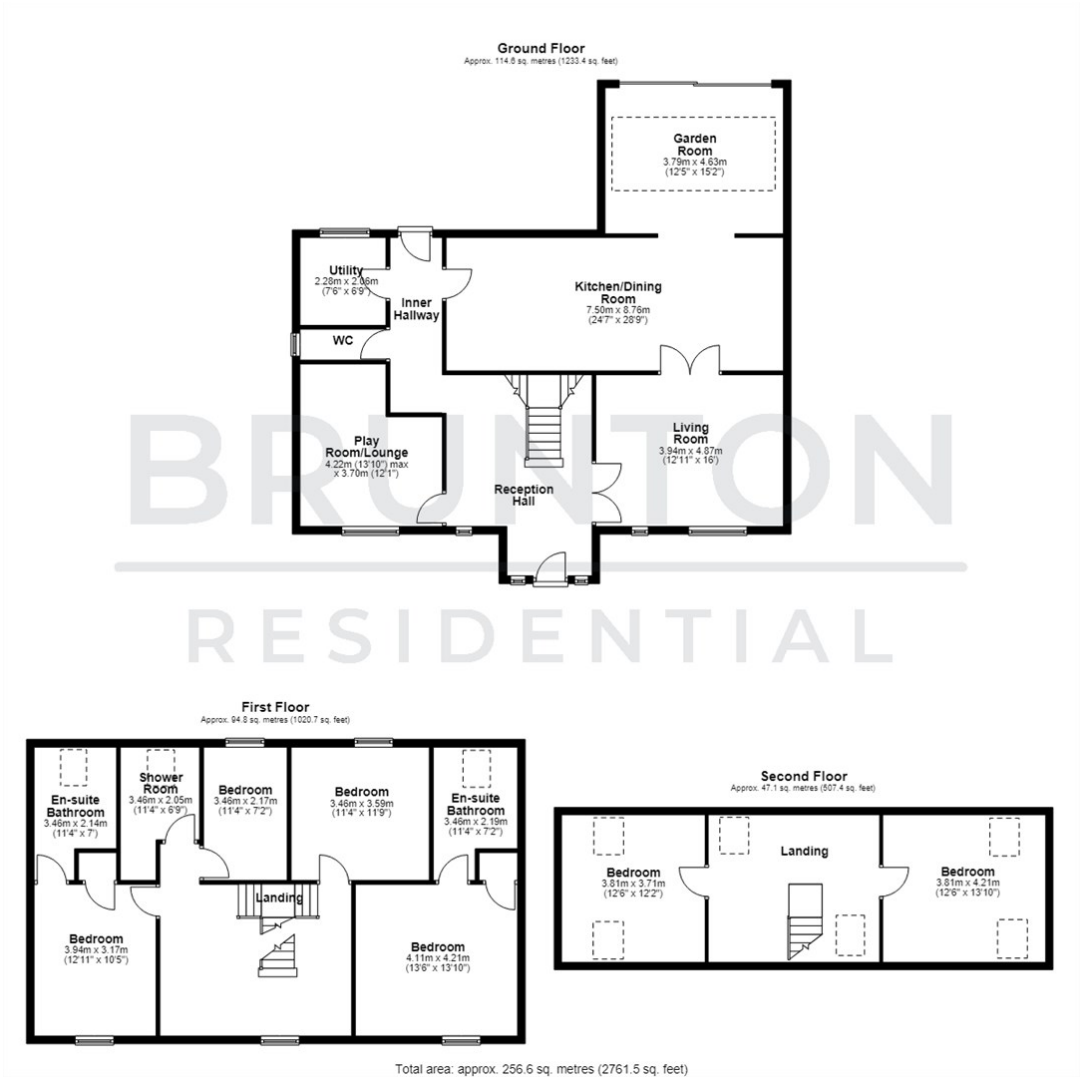
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TENURE : Freehold

LOCAL AUTHORITY : Northumberland CC

COUNCIL TAX BAND : F

EPC RATING : C



Total area: approx. 256.6 sq. metres (2761.5 sq. feet)



