

# BRUNTON

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RESIDENTIAL



**WILLOW WAY, ELLINGTON, NORTHUMBERLAND**

Offers Over £200,000

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**MODERN DETACHED - COASTAL VILLAGE LOCATION - NO UPPER CHAIN**

Located in the popular Ellington Village, within a modern development, this former show home is well presented throughout and has a number of builder upgrades included,

Ellington is close to the beautiful Northumbrian coastline, with the areas of Cresswell and Druridge Bay which are approximately 1.5 and 4 miles away.

The village itself is served by a selection of local shops, public house and a successful primary school. Offered with no upper chain, this would make an ideal holiday home or investment property while the good sized rooms means it suits family life.

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The internal accommodation briefly comprises: Entrance hallway with stairs to the first floor and access to a ground floor cloakroom. To the front of the property is a modern kitchen/diner fitted with a range of wall and base units, integrated oven, hob, extractor fan, and space for further appliances, with space for a dining table. To the rear is a bright lounge featuring French doors leading to the rear garden.

To the first floor, the landing gives access to two double bedrooms, both presented to a good standard, and a family bathroom fitted with a bath, overhead shower, washbasin, and WC.

Externally, to the front there is a double block-paved driveway providing off-street parking. To the rear, the enclosed garden is laid to lawn with a paved patio area, decorative gravel border, and a storage shed.



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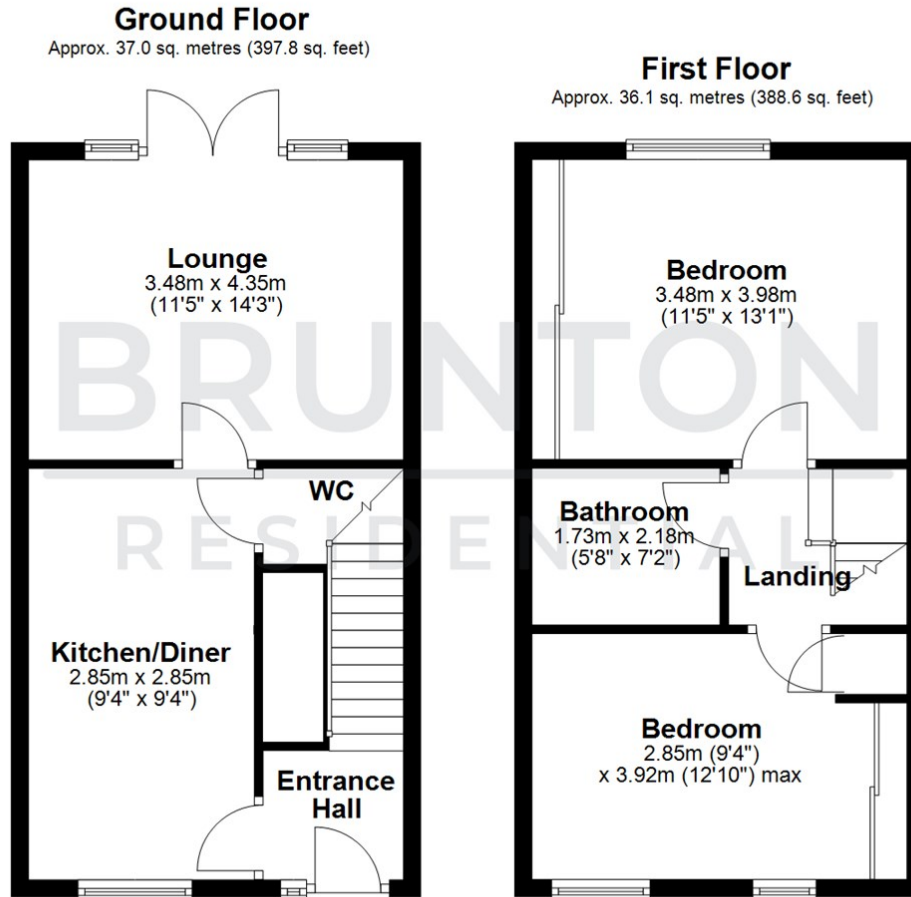
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TENURE : Freehold

LOCAL AUTHORITY : Northumberland

COUNCIL TAX BAND : B

EPC RATING : B



All measurements are approximate and are for illustration only.  
Plan produced using PlanUp.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			97
(81-91) B		83	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(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 & Wales		EU Directive 2002/91/EC	