

SIGNATURE

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 Holly Way, Morpeth NE61 5DG

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Asking Price
£289,950

Signature North East welcomes you to Holy Way, Ellington. This stunning 4-bedroom house has been updated to high-end finishes, making it the perfect home for a growing family or anyone seeking extra space. Situated in the charming residential area of Ellington, this property combines a rural ambiance with modern conveniences. Families will appreciate its proximity to reputable schools, several parks, and green spaces that promote an active lifestyle. The nearby beach and breath-taking Northumberland coastal seascapes are standout features, adding to the home's appeal. Additionally, excellent transport links and major road networks make commuting effortless.

As you step inside, the high-end finishing touches across all three levels of this home will immediately catch your eye. The living room is bright and welcoming, featuring a stunning floor-to-ceiling window that floods the space with natural light, making it ideal for spending time with loved ones. Adjacent to this is the heart of the home: the kitchen/dining room. Bifold doors seamlessly connect the indoors to the back garden, creating the perfect setting for entertaining guests. The kitchen boasts a stylish peninsula with a casual meal area, while the dining room offers a formal space for gatherings. Sleek wall and base units, ample counter space, and high-quality appliances—including a fridge, washing machine, double oven, and hob—make this kitchen both functional and elegant. A convenient WC completes the ground floor.

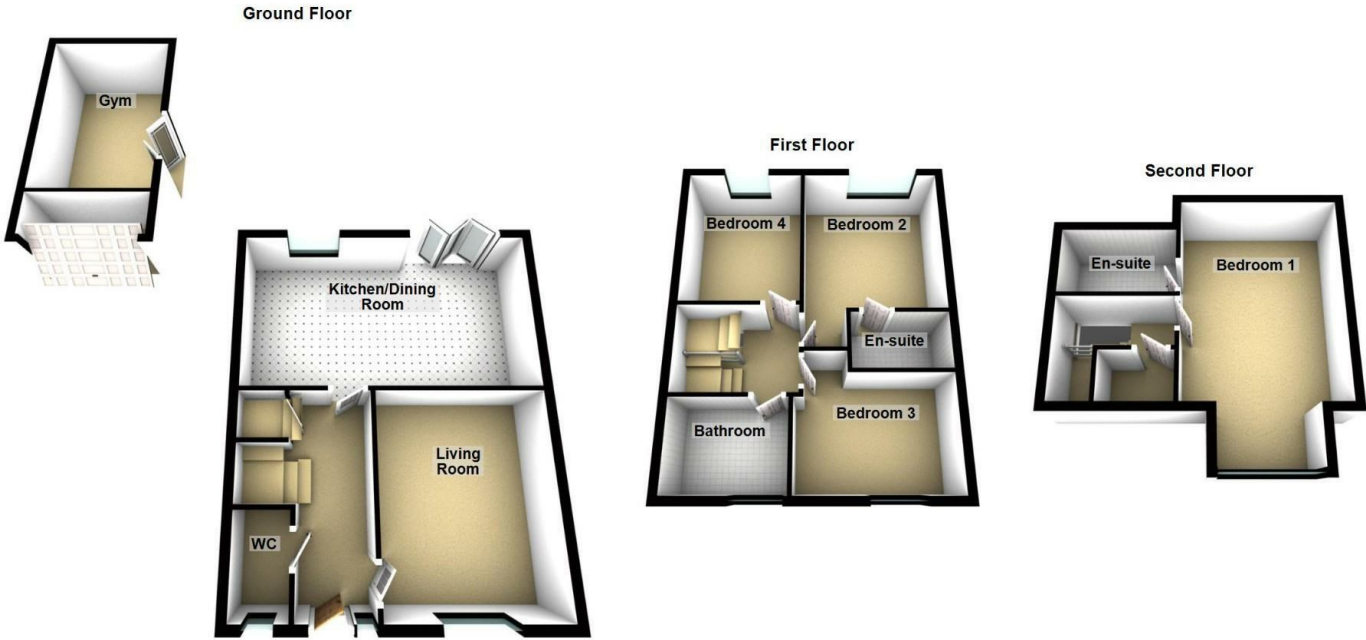
On the first floor, three well-appointed double bedrooms await. Bedroom two includes a private en-suite, while the remaining bedrooms are served by a modern family bathroom. The principal bedroom occupies the entire second floor, featuring a beautiful dormer window that fills the room with natural light. This spacious retreat offers plenty of room to accommodate your desired furniture.

Outside, the low-maintenance back garden is perfect for entertaining, with a beautiful patio and raised gravelled border. The garage has been fully converted into a versatile space, currently used as a gym but suitable for various purposes. The driveway offers parking for two vehicles, adding convenience to this already outstanding property.



PLEASE NOTE THAT THE VENDOR HAS CERTIFIED THE PROPERTY INFORMATION AND IMAGES.

PROPERTY FLOORPLAN



Please be advised the floorplans are not drawn to scale and are to be used to give an idea of the layout of the property.
Plan produced using PlanUp.

Measurements:

- Living Room
13'7" x 11'1"
- Kitchen / Dining Room
20'1" x 10'11"
- WC
6'2" x 3'6"
- Bedroom One
19'0" x 11'5"
- En Suite
8'3" x 4'11"
- Bedroom Two
14'9" x 10'8"
- En Suite
7'3" x 4'3"
- Bedroom Three
11'4" x 9'9"
- Bedroom Four
11'2" x 9'1"
- Bathroom
8'4" x 6'5"

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B	85	
(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





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