

RICKARD

CHARTERED SURVEYORS & ESTATE AGENTS

8 WYCH ELM CLOSE ELLINGTON MORPETH NE61 5PJ



- WELL REGARDED DEVELOPMENT
- OPEN OUTLOOK TO THE REAR
- EPC RATING TBC
- MAINS GCH/ELECTRIC/WATER,DRAINAGE & SEWERAGE
- THREE BEDROOMS
- NO ONWARD CHAIN
- COUNCIL TAX BAND
- FREEHOLD PROPERTY

Price £285,000

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A three bedroom detached home nestled in Wych Elm Close, a small and well regarded development of detached houses in Ellington Village.

The layout briefly comprises an entrance lobby, ground floor WC, a kitchen with adjoining utility area, and an open-plan lounge and dining room that flows seamlessly into a light-filled conservatory. Upstairs, the first-floor landing leads to a generous master bedroom with a dressing area and en-suite, two further well-proportioned bedrooms, and a family bathroom/WC.

Externally, the home boasts a garden and double driveway to the front, providing ample off-street parking and access to an integrated garage. To the rear, an garden overlooking Ellington Nature Reserve.

Ellington Village itself offers everyday amenities including a local shop, primary school, village pub, and transport links. The property is superbly positioned for outdoor enthusiasts, with the stunning sandy shores of Cresswell Beach and Druridge Bay Country Park just a short drive away, perfect for coastal walks and nature spotting. Nearby town centres such as Ashington and Morpeth provide a wider range of shopping, dining, leisure facilities, and schooling options, ensuring convenient access to everything you need while enjoying village living.

GROUND FLOOR

LOBBY

Entered via a double glazed door, radiator.

LOUNGE

16'4 x 10'6 (4.98m x 3.20m)

Double glazed bay window, radiator, coving, gas living flame fire with a fire surround.



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DINING ROOM

10'5 x 9'1 (3.18m x 2.77m)

Coving, radiator, sliding doors through to;



CONSERVATORY

Double glazed windows, double glazed French doors.



KITCHEN

9'11 x 10' (3.02m x 3.05m)

Double glazed window, radiator, range of wall, base and drawer units with work tops, hob with extractor hood above, oven, storage cupboard, laminate flooring, sink with mixer tap.



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UTILITY ROOM

5'6 x 7'9 (1.68m x 2.36m)

base unit, sink with drainer and mixer tap, double glazed door, laminate flooring, radiator, plumbed for washing machine.



DOWNSTAIRS WC

Double glazed window, radiator, downstairs wc, wash hand basin, laminate flooring.



FIRST FLOOR LANDING

Access to the loft via pull down ladder, storage cupboard.

MASTER BEDROOM

12' x 9'2 (3.66m x 2.79m)

Two double glazed windows, radiator.



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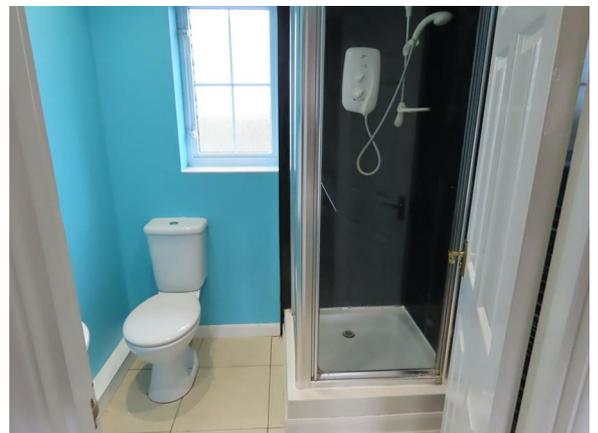
DRESSING AREA

Wall to wall fitted wardrobes, drawers.



EN-SUITE SHOWER ROOM

Double glazed window, shower cubicle, low level wc, wash hand basin, heated towel rail, tiled floor.



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BEDROOM TWO

9'9 x 10'6 (2.97m x 3.20m)

Double glazed window, radiator, fitted wardrobes.



BEDROOM THREE

8'11 x 13'8 (2.72m x 4.17m)

Double glazed window, radiator.



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BATHROOM

Bath with shower over, low level wc, wash hand basin, double glazed window, tiled flooring, tiled splash back, radiator.



EXTERNALLY



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FRONT

Paved drive providing off street parking, side gate leading to the rear, electric car charging port.



SINGLE GARAGE

With an up and over door, power and lighting.



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REAR

Laid to lawn with decked area which looks on to the nature reserve.



MORTGAGES

Why not make an appointment to speak to our Independent Mortgage Adviser?

PLEASE NOTE:

Your home may be repossessed if you do not keep up repayments on your mortgage.

McKenzie Financial Services Ltd will Pay Rickard 1936 Ltd a referral fee on completion of any mortgage application

TENURE:

WE UNDERSTAND THE PROPERTY IS FREEHOLD. HOWEVER, WE ARE NOT QUALIFIED TO VERIFY THE TENURE ON ANY PROPERTY AND YOUR SOLICITOR SHOULD BE CONSULTED REGARDING THIS.

STANDARD INFORMATION

These particulars are produced in good faith, and are set out as a general guide only, they do not constitute part or all of an offer or contract.

The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck the measurements before committing to any expense. No apparatus, equipment, fixtures, fittings or services have been tested and it is the buyer's responsibility to seek confirmation as to the working condition of any appliances.

Fixtures and fittings that are specifically mentioned in these particulars are included in the sale, all others in the property are specifically excluded.

Photographs are produced for general information and it must not be inferred that any item is included for sale within the property.

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MATERIAL INFORMATION ASHINGTON

Material information is no substitute for professional advice, and consumers should be aware that the information collected may not accurately reflect the full extent of the property condition which would be covered through a home survey.

Efforts have been made to ascertain as much information as possible with regards to material information but this information is not exhaustive and cannot be fully relied upon, purchasers will need to seek further clarification from their legal advisor.

Electricity Supply - Mains

Water Supply - Mains

Sewerage Supply - Mains

Heating - Mains GCH

Broadband - Available - Including Ultrafast broadband. (Ofcom Broadband checker March 2026)

Flood Risk - River and Sea - Low Risk

Planning Permission - There are currently no planning permission for 8 Wych Elm Close

<https://publicaccess.northumberland.gov.uk/online-applications/simpleSearchResults.do?action=firstPage>

Coalfield & Mining Areas - The Coal Authority indicate that this property is located on coalfield. Your legal advisor will be able to advise you of any implications of this.

There has been no failed transactions on the property, please contact us should you wish further information.

VIEWING

BY APPOINTMENT WITH OUR ASHINGTON OFFICE (01670) 812145/ashington@rickard.uk.com. File No: 6635a

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Energy Efficiency Rating

	Current	Potential
<p><i>Very energy efficient - lower running costs</i></p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p>		



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