



Till House

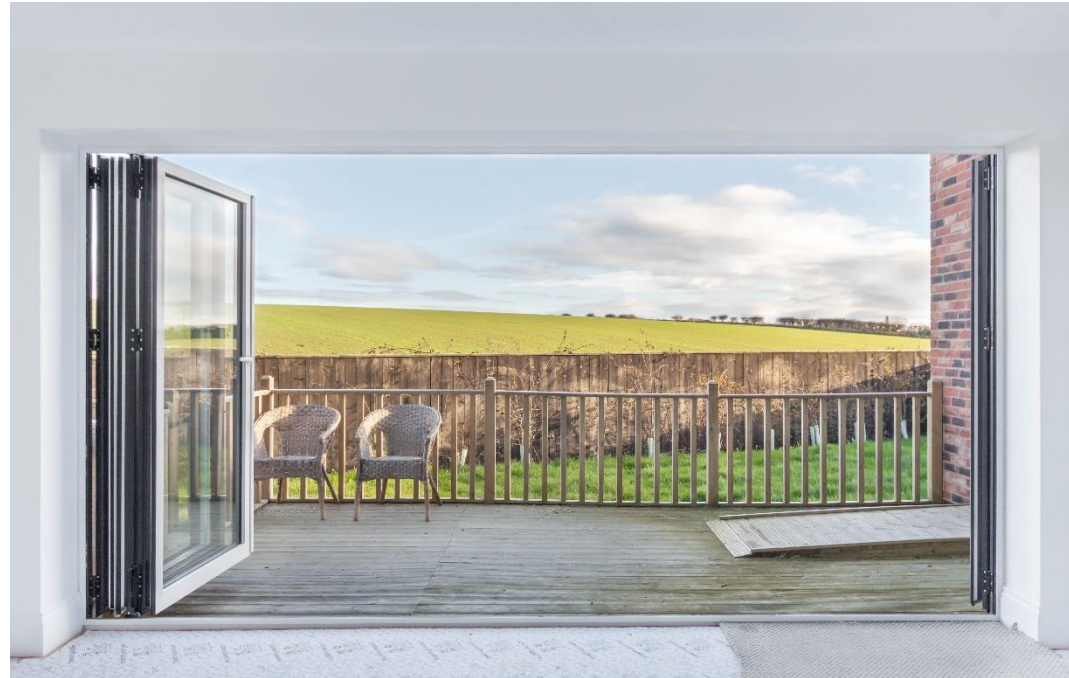
17a Till Grove

Ellington



SANDERSON
YOUNG





Till House, 17a Till Grove
Ellington, NE61 5ER

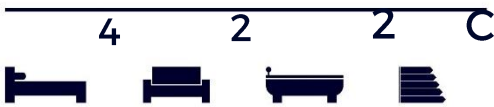
Sitting in the village of Ellington, in a quiet cul-de-sac and backing onto farmland with fabulous far-reaching views, is this delightful home that has been built to a high specification. With luxury modern bathrooms, a fabulous open plan kitchen/breakfast room that lends itself to entertaining, ample living space, a useful study for those that work from home or need office space, plus plenty of parking and a garage.

This double-fronted house sits on a well proportioned plot and has recently been completed. Approached via a block-paved driveway, a porch invites you to the part-glazed front door which opens into the spacious reception hall with the stairs to the first floor.

To the right of the hall, and overlooking the front, is the formal dining room with a deep bay window, and to the left of the hall is the study, also with a bay window.

Price Guide:

Guide Price £395,000





On the left of the stairs is the elegant living room, which benefits from bi-folding doors leading out onto the decking and magnificent views over farmland and to the coast.

On the right of the stairs is an inner hall that leads to the utility room, where you will find a range of wall and base units with quartz work surfaces and upstands above, a single drainer stainless steel sink with a mixer tap, space for a washing machine and a tumble dryer, and a part-glazed door to the side access.

At the rear of the property is the impressive double aspect kitchen/breakfast room which overlooks the garden and the farmland beyond and offers a beautiful tiled floor, as well as an extensive range of wall, base and drawer units with quartz work surfaces and upstands above.

Set within the central island is a one and a half bowl sink with a flexible hose mixer tap, cupboards on one side and a breakfast bar on the other. Integrated appliances include a Halogen hob with an extractor hood above, a double oven with storage cupboards above and below, and a fridge/freezer. French doors lead out onto the decking, perfect for morning breakfast or al fresco dining, and there is access to the fully tiled cloakroom with a low-level WC and a wall mounted wash hand basin with a cupboard below.

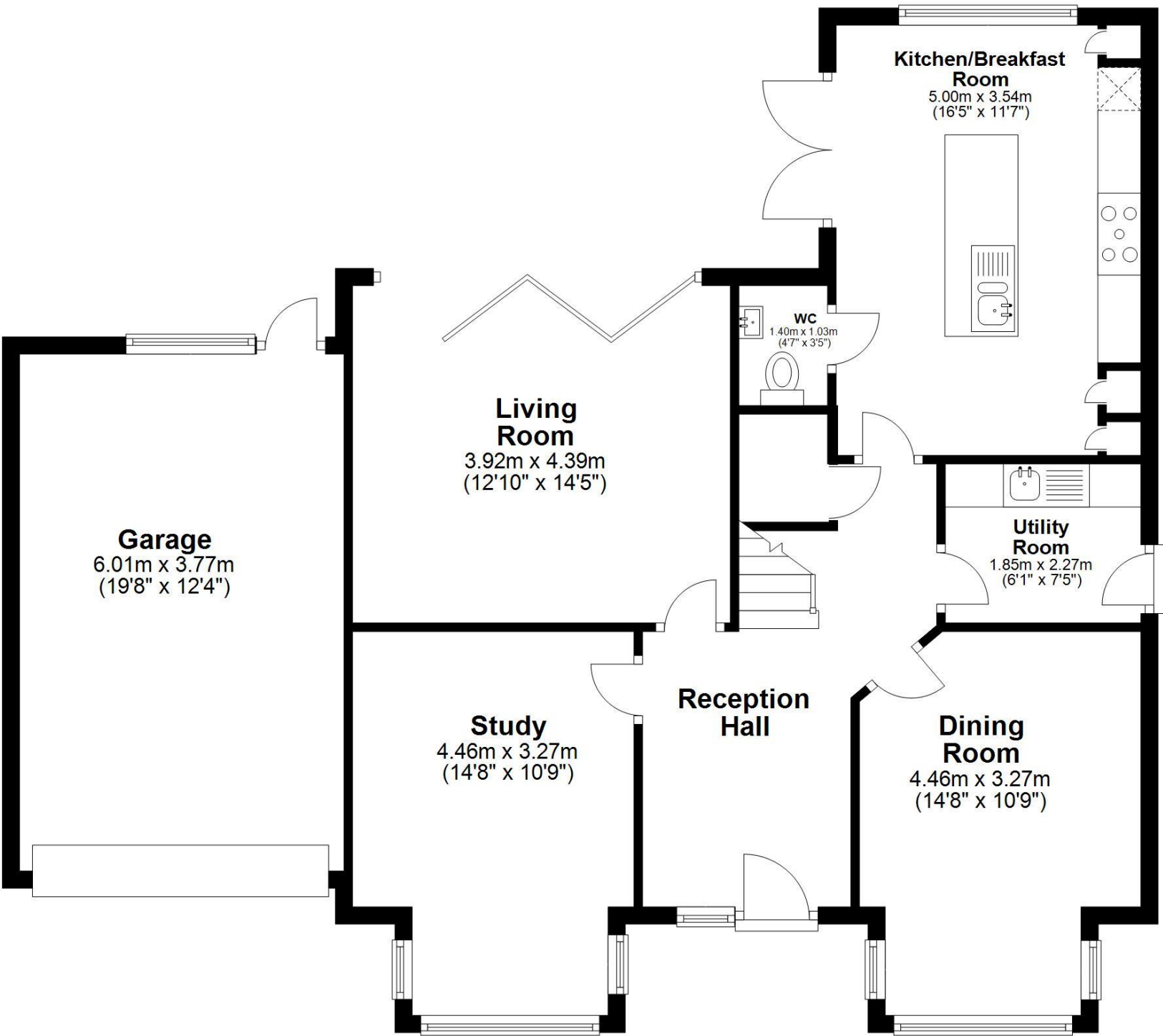


Mandy Denning
0191 213 0033
Mandy.Denning@sandersonyoung.co.uk

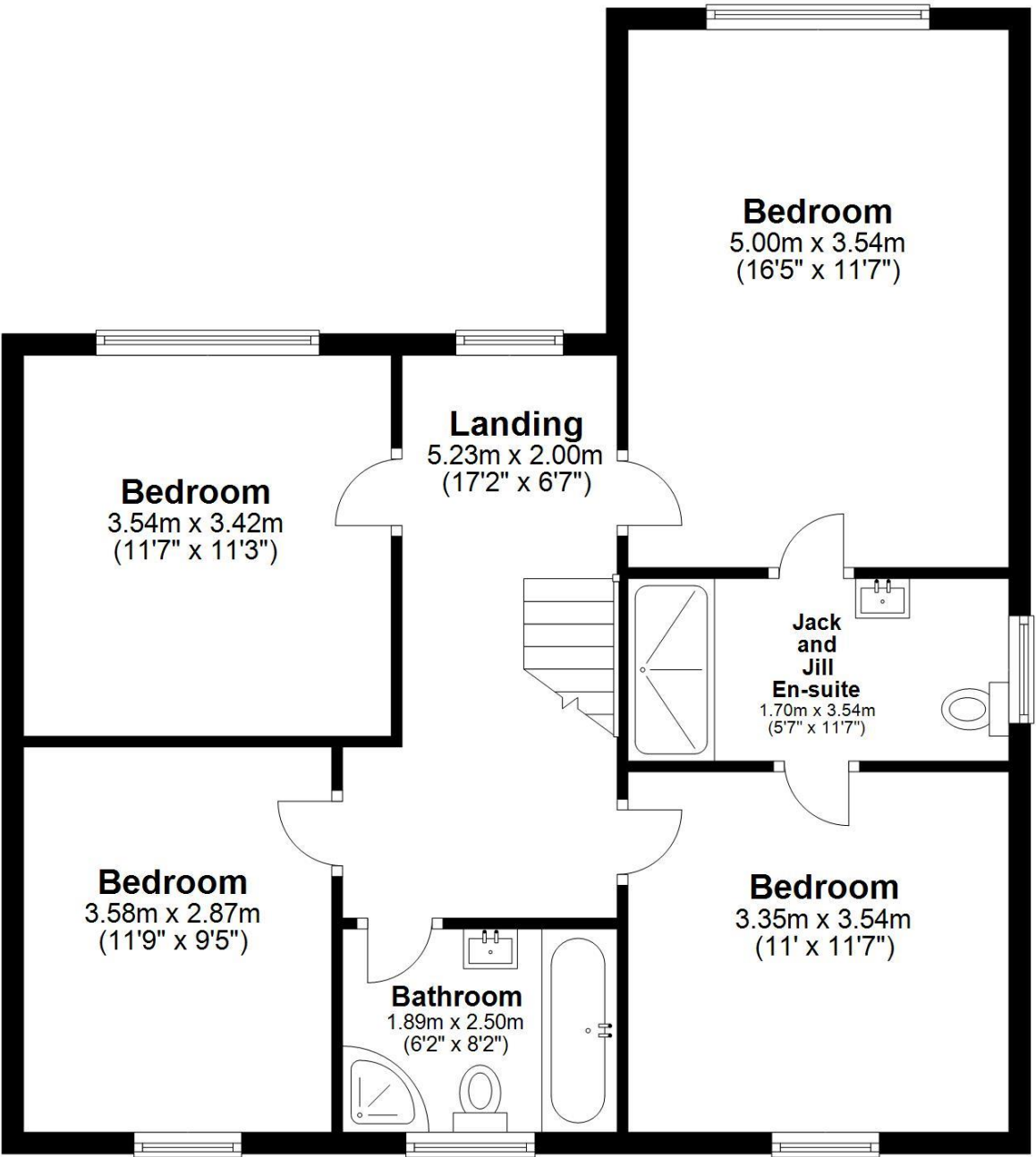




Ground Floor



First Floor



Total area: approx. 182.6 sq. metres (1965.4 sq. feet)
17a Till Grove, Ellington, -



Stairs with a wooden balustrade from the hall take you up to the galleried first-floor landing where you will find four double bedrooms, two of which share a Jack & Jill ensuite, the family bathroom and access to a fully insulated loft with a pull down ladder.

The fully tiled Jack & Jill ensuite shower room is shared by bedrooms one and two and comprises a low level WC, a wall mounted wash hand basin with storage drawers below, a tall heated towel rail/radiator and a large walk in shower cubicle with a rainwater shower and glass screen. The fabulous family bathroom is also fully tiled and has a white suite incorporating a tile panelled deep bath with a central mixer tap, a low level WC, a wall mounted wash hand basin with drawers below and a touch sensitive mirror above, as well as an an independent corner shower cubicle with a rainwater shower and curved glass shower door.

This red brick modern detached family home sits within the village of Ellington and enjoys stunning, far reaching views across acres of fields and countryside. At the front of the property, there is a full-width block paved driveway providing space for multiple vehicles, leading to a pitched roof garage with an up-and-over door. To the left of the property is extensive farmland and a wooden pedestrian gate leading into the side access and the rear of the house. A block paved pathway guides you to elegantly landscaped lawns, which are bordered by wood fence panels, and through a small gate onto a large fenced raised deck, perfect for coffee in the morning sunshine or entertaining in the evening.

Ellington is a popular coastal village where you will find a range of local convenience stores and the traditional corner village shop, a pub serving excellent food, a primary school and there is easy access to Cresswell Beach, the towns of Amble, Newbiggin-by-the-Sea and Morpeth, as well as other transport links.

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