



7 Golden Close

Ellingham, NE67 5HB

Asking Price £225,000

A fantastic opportunity to purchase this immaculate three bedroom house, which is located in the heart of the picturesque village of Ellingham, which is within a short drive from the stunning Northumberland coastline with lovely sandy beaches. The house has been tastefully upgraded and modernised to create this beautifully presented property, which would make an ideal family or holiday home. The present owner is running a very successful holiday let business from the property, which could continue with the new owner. The furniture within the property can be bought by separate negotiation.

The interior of the house comprises of a living room with a dining area with attractive wooden panelled walls, a log burning stove and French doors to the front garden. There is a quality modern kitchen with dual coloured units with appliances and a shower room on the ground floor. On the first floor is a bathroom with a quality suite and three good sized bedrooms. The house has open views to the rear of surrounding countryside towards Bamburgh Castle.

Ample parking on a drive at the front of the house and a large enclosed rear garden with lawns, a paved sitting area and a pond.

Viewing is highly recommended.



Entrance Hall

10'1 x 6'4 (3.07m x 1.93m)

Partially glazed entrance door to the hall which has stairs to the first floor landing with a glass panelled balustrade, an electric heater and two power points.

Living Room/Dining Area

16' x 11'2 (4.88m x 3.40m)

A spacious reception room with attractive half wooden panelled walls and double French doors to the front giving access to the garden. Log burning stove sitting on a raised hearth. Electric heater and six power points.

Shower Room

5'6 x 5'7 (1.68m x 1.70m)

Fitted with a quality modern white three piece suite with an attractive tiled splash back, the suite comprises of a double shower cubicle, a toilet and a wash hand basin with a vanity unit below and a mirror with a light above. Electric panel heater and an extractor fan.

Kitchen

7'2 x 17'2 (2.18m x 5.23m)

The kitchen is fitted with a modern dual colour shaker units with an ample wall and floor units with granite effect worktop surfaces with a tiled splash back. Integrated dish washing machine, a built-in double oven, four ring ceramic hob with a cooker hood above. Sink and drainer below the double window to the rear, there is also a single window. Plumbing for an automatic washing machine and space for a fridge freezer. Seven power points.

First Floor Landing

10'9 x 8'3 (3.28m x 2.51m)

Giving access to all the rooms on the first floor level and to the loft, the landing has a built-in storage cupboard, an electric heater and one power point.

Bathroom

5'2 x 8'10 (1.57m x 2.69m)

Fitted with a quality white three piece suite which includes a low level toilet, a wash hand basin with a vanity unit below and a mirror with a light above. Shower bath with a shower and screen above. Heated towel rail and a frosted window to the rear.

Bedroom 1

12'9 x 8'9 (3.89m x 2.67m)

A double bedroom with a window to the rear with superb open views of the surrounding countryside. Electric heater and four power points.

Bedroom 2

10'9 x 10'5 (3.28m x 3.18m)

Another double bedroom with a built-in wardrobe and a fitted set of drawers. Electric heater a window to the front and four power point.

Bedroom 3

6' x 6'5 (1.83m x 1.96m)

A single bedroom with a window to the front and an electric heater. Telephone point and four power points.

Gardens

Ample parking for a number of vehicles on a driveway at the front of the property. Large enclosed rear garden with a pond, lawns and a paved sitting area at the bottom of the garden overlooking countryside towards Bamburgh Castle.

General Information

Full double glazing.

Full electric heating.

All fitted floor coverings are included in the sale.

All furniture within the property can be bought by separate negotiation.

All mains services are connected except for gas.

Tenure - Freehold.

Council tax band B.

Energy rating E (52)



Agency Information

OFFICE OPENING HOURS

Monday - Friday 9:00 - 17:00

Saturday 9:00 - 12:00

FIXTURES & FITTINGS

Items described in these particulars are included in sale, all other items are specifically excluded. All heating systems and their appliances are untested.

VIEWING

Strictly by appointment with the selling agent and viewing guidelines due to Coronavirus (Covid-19) to be adhered to.





GROUND FLOOR
385 sq.ft. (35.7 sq.m.) approx.



1ST FLOOR
388 sq.ft. (36.0 sq.m.) approx.



TOTAL FLOOR AREA: 772 sq.ft. (71.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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