



Carnaby Drive Ellingham

- Four bedrooms
- Guest bedroom with ensuite
- Open plan Dining kitchen
- Woodburning stove
- Garage and driveway parking



Offers in Excess of : £450,000



9 Carnaby Drive

Ellingham, Chathill

Northumberland NE67 5EQ

This beautiful four bedroom home is situated on a generous size plot within an exclusive collection of stone built properties at 'Ellingham Home Farm' in Northumberland. With a copse of trees as a backdrop at the rear, the property occupies a favourable plot with an elevated position where the rear aspect isn't overlooked by any houses. Built to a high specification in 2020, this energy efficient home with air source heating offers quality upgraded kitchen and bathroom fittings, plantation window shutters, and under-floor heating to the ground floor. The layout meets the desires for modern living with the kitchen open to a dining and seating space, whilst retaining the ability to close off the cosy lounge that includes a wood burning stove. The downstairs W.C. is located off the spacious entrance hall that features an open staircase. A useful utility off the kitchen is fitted with storage cupboards and a sink unit, and has access to the garage and rear garden. In addition to the guest ensuite bedroom upstairs, the other impressive three bedrooms are sizeable double rooms, and the main bathroom includes a separate shower cubicle as well as a bath. The garden at the front of the house has been block paved and provides multi-vehicle parking.



HALL

Composite entrance door | Double glazed sash window to front | Open staircase to first floor | Wood flooring | Underfloor heating | Downlights | Telephone point/internet access | Doors to W.C., lounge and kitchen



DOWNSTAIRS W.C.

Concealed cistern W.C. | Wash hand basin with cabinet | Part tile walls | Wood flooring | Underfloor heating | Extractor fan

LOUNGE 13'8 x 11'5 (4.17m x 3.48m)

Double glazed sash window to front and side | Woodburning stove | Wood floor | Underfloor heating | Plantation shutters | Double doors to dining kitchen

DINING KITCHEN

Dining area 13'2 x 9'10 (4.01m x 2.99m)

Double glazed square bay window (with sash windows) | Double glazed window to side with Plantation shutters | Wood flooring | Underfloor heating | Open to kitchen



Kitchen area 11'8 x 9'3 (3.56m x 2.82m)

Double glazed sash windows to rear | Fitted wall and base units with complementing quality worktops | 1½ Porcelain undercounter sink | Double electric oven | 5 ring ceramic electric hob | Extractor hood | Integrated dishwasher | Downlights | Wood flooring | Underfloor heating

UTILITY 11'2 x 5'11 (3.40m x 1.80m)

Double glazed door to rear | Double glazed sash window | Fitted units | Stainless steel sink with hose tap | Integrated washing machine | Wood flooring | Underfloor heating | Door to garage

FIRST FLOOR LANDING

Doors to bedrooms and bathroom | Radiator | Loft access

GUEST ROOM (BEDROOM THREE) 11'4 x 9'2 (3.45m x 2.79m)

Double glazed sash window to front | Plantation shutters | Downlights | Radiator | Door to ensuite

ENSUITE

Close coupled W.C. | Wash hand basin with cabinet | Double tiled shower cubicle with mains rain head shower and hand held attachment | Heated ladder towel rail | Tiled floor | Part tiled walls

BEDROOM ONE 14'11 x 10'3 (4.55m x 3.12m)

Double glazed sash window to front | Plantation shutters | Radiator | Downlights

BEDROOM TWO 12'10 x 11'1 (3.91m x 3.38m)

Double glazed window to rear | Plantation shutters | Radiator | Downlights

BEDROOM FOUR 14'4 x 8'10 (4.37m x 2.69m)

Double glazed window to rear | Plantation shutters | Radiator | Downlights

BATHROOM

Double glazed window to rear | Plantation shutters | Double ended bath with hand held shower attachment | Close coupled W.C. | Wash hand basin with drawer unit | Tiled corner shower cubicle with mains rain head shower and separate hand-held attachment | Ladder heated towel rail | Tiled floor | Part tiled walls | Downlights | Extractor fan

INTEGRAL GARAGE 16'4 x 10'9 (4.98m x 3.28m)

Electric up and over door | Central heating hot water tank | Light and power

EXTERNALLY

Block paved driveway to the front | Side access to the rear garden | Patio area | Lawned gardens | Garden Shed | Log store | Stone wall and fenced boundaries

SERVICES

Mains electric, water and drainage | Air source heat pump electric heating

TENURE - FREEHOLD | EPC RATING B | COUNCIL TAX BAND E

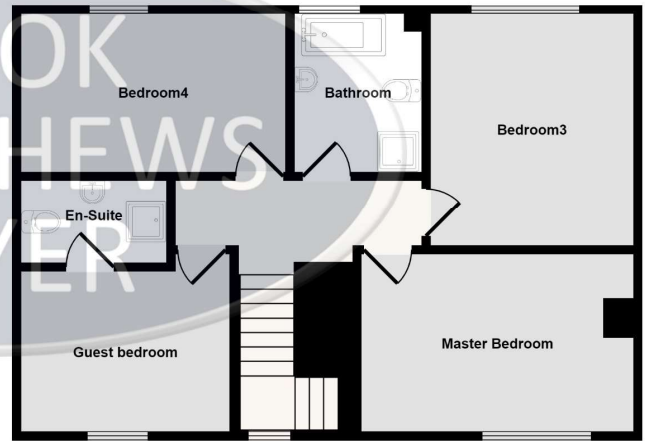
AL008588/DM/RJ/28.11.2023/V2

Score	Energy rating	Current	Potential
92+	A		106 A
81-91	B	81 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		





Ground Floor



First Floor

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Important Note: Rook Matthews Sayer (RMS) for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and 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. RMS has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyer's interests to check the working condition of any appliances. RMS has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. No persons in the employment of RMS has any authority to make or give any representation or warranty whatever in relation to this property.

Money Laundering Regulations – intending purchasers will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We will also use some of your personal data to carry out electronic identity verification. This is not a credit check and will not affect your credit score.

16 Branches across the North-East

