



## Meadow Way Ellington

A modern well presented three bedroom detached home in Ellington, close to all amenities. The property briefly comprises of a lounge, large dining kitchen, utility room and WC. To the first floor there are three bedrooms, the master with ensuite and a family bathroom. Externally you will find a driveway to the garage and a large lawned garden to the rear.

**£227,000**

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# Meadow Way

## Ellington

### PROPERTY DESCRIPTION

#### ENTRANCE HALLWAY

UPVC Entrance door, stairs to first floor landing, single radiator, storage cupboard, laminate flooring.

#### WC off utility

Low level WC, wash hand basin, laminate flooring, single radiator.

#### LOUNGE 9'9 (2.97) x 12'11 (3.94)

Double glazed window to front, double radiator, television point.

#### KITCHEN/DINING ROOM 16'2 (4.93) x 10'9 (3.28)

Double glazed window to rear, double radiator, range of wall, floor and drawer units with co ordinating roll edge work surfaces, stainless steel sink unit and drainer with mixer tap, built in electric fan assisted oven, gas hob with extractor fan above, integrated fridge, freezer and dishwasher, laminate flooring, spotlights, built in cupboard, double glazed patio doors to rear.

#### UTILITY ROOM 6'4 (1.93) x 5'11 (1.80)

Fitted base units and work surfaces, stainless steel sink unit with dual taps, plumbed for washing machine.

#### FIRST FLOOR LANDING

Loft access, single radiator.

#### BEDROOM ONE 9'2 (2.79) x 13'2 (4.01)

Double glazed window to front, single radiator.

#### EN SUITE

Low level WC, wash hand basin (set in vanity unit), extractor fan, shower cubicle, mains shower cubicle, part tiling to walls, heated towel rail, spotlights, tiling to floor.

#### BEDROOM TWO 9'1 (2.77) x 10'10 (3.30)

Double glazed window to rear, single radiator.

#### BEDROOM THREE 6'10 (2.08) x 9'7 (2.92)

Double glazed window to front, single radiator.

#### BATHROOM/WC

3 piece white suite comprising: mains shower over panelled bath, wash hand basin (set in vanity unit), low level WC, spotlights, double glazed window to rear, heated towel rail, part tiling to walls, tiled flooring.

#### FRONT GARDEN

Low maintenance garden, driveway leading to garage.

#### REAR GARDEN

Laid mainly to lawn, low maintenance garden, patio area, screen fencing, water tap, access to garage.

#### GARAGE

Single, attached, up and over door, power and lighting.



**PRIMARY SERVICES SUPPLY**

Electricity: Mains  
Water: Mains  
Sewerage: Mains  
Heating: Gas  
Broadband: Fibre  
Mobile Signal Coverage Blackspot: No  
Parking: Garage, driveway.

**TENURE**

Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser



**COUNCIL TAX BAND: C**  
**EPC RATING: B**



Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		





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