



Lamonby Way
Cramlington

Lamonby Way, Cramlington

- Detached House
- Downstairs Wc
- Four Bedroom- Ensuites To Bedroom 1&2
- South Facing Rear Garden
- Double Garage & Multicar Driveway
- EPC:D / Council Tax: E/ Freehold

Offers In The Region Of £460,000

With its stunning extension to the rear, a south facing garden and good room sizes throughout, this fabulous family home is a must view property. Upgraded by the current owners to include the lovely open plan kitchen and sun room extension with bi-folding doors out on to the patio area, new windows and front door, this really is a ready to move in to home. Close to the local high school and benefitting from good road and rail links for those commuting a little further afield, the accommodation comprises briefly; generous entrance hallway family lounge with French doors to the rear garden, modern high gloss fitted kitchen and sun room with island and quality fitted appliances, an office space, downstairs w.c, utility room (with internal garage access) stairs to the first floor landing, four bedrooms with en-suite bathrooms and wardrobes to bedrooms one and two and a family bathroom. This truly is a beautiful, Charles Church built family home that simply will not be on the market long. Call the office to secure your viewing today.

PRIMARY SERVICES SUPPLY

Electricity: mains
Water: mains
Sewerage: mains
Heating: mains
Broadband: fibre
Mobile Signal Coverage Blackspot: no
Parking: double garage with multicar driveway

MINING

The property is not known to be on a coalfield and not known to be directly impacted by the effect of other mining activity. The North East region is famous for its rich mining heritage and confirmation should be sought from a conveyancer as to its effect on the property, if any.

ACCESSIBILITY

This property has accessibility adaptations:

- Level access for wheelchair access & wide doorways

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: E

EPC RATING: D
BD008165CM/SO06.08.2024.V.1

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

Entrance

UPVC entrance door.

Entrance Hallway

Stairs to first floor landing, feature radiator, quality flooring.

Downstairs Wc 5'07ft x 3'05ft (1.70m x 0.92m)

Low level wc, wash hand basin, double glazed windows, part tiling to walls, heated towel rail.

Lounge 14'01ft x 15'04ft (4.29m x 4.67m)

Double glazed window to front, two double radiators, television point, coving to ceiling, French doors to rear with side windows, shutters included.

Office 7'06ft x 8'10ft (2.29m x 2.69m)

Double glazed window to front, double radiator, quality flooring, double storage cupboard.

Kitchen 26'05ft max 20'04 (8.05m x 6.20m)

Bi fold doors to rear, feature wall mounted radiator, fitted with a range of wall, floor and drawer units with co-ordinating quartz work surfaces, co-ordinating sink unit and drainer with mixer tap, splash backs, built in electric double oven, 5 ring induction hob with extractor fan above, integrated fridge, freezer and dishwasher, quality flooring, wine fridge, coving to ceiling, spotlights.

Utility Room 6'06ft x 8'10ft (1.98m x 2.69m)

Double glazed window, fitted with base units and work surfaces, stainless steel sink unit with mixer tap, plumbed for washing machine, single radiator, quality laminate flooring, internal door to garage.

First Floor Landing

Loft access built in storage cupboard housing tank.

Bedroom One 22'02ft max x 18'08ft max (6.76m x 5.69m)

Double glazed window to front, radiator, fitted wardrobe, television point.

En-Suite 6'03ft x 6'05ft (1.91m x 1.96m)

Double glazed window, low level wc, wash hand basin (set in vanity unit), single radiator, extractor fan, shower cubicle (mains shower), spotlights.

Bedroom Two 20'04ft including wardrobes x 10'05ft (6.20m x 3.18m)

Double glazed window, radiator, television point, built-in walk-in wardrobe.

En-Suite 4'09ft x 6'03ft (1.21m x 1.91m)

Double glazed window, wash hand basin, shower cubicle (mains shower), low level wc, tiling to floor, part tiled walls, shaving electric point.

Bedroom Three 15'02ft x 13'11ft max (4.62m x 4.24m)

Double glazed window to front and rear, single radiator, fitted wardrobes.

Bedroom Four 9'11ft x 8'11ft (3.02m x 2.72m)

Double glazed window to front, single radiator,

Bathroom

Three-piece white suite comprising of; panelled bath, wash hand basin (set in vanity unit), low level wc, double glazed window, single radiator, part tiling to walls, tiled flooring, extractor fan.

External

Block paved driveway leading to double garage, bushes and shrubs. South facing rear garden laid mainly to lawn, patio area, bushes and shrubs, water tap, two outdoor sockets.

Garage 18'04ft x 18'06ft (5.59m x 5.64m)

Attached double garage with electric door, power and lighting, boiler, door to side.



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