



Strother Way, Cramlington
Offers In The Region Of £305,000

Strother Way, Cramlington, NE23 8AN

- Detached House
- Four Bedroom, En-suite To Master
- Generous sized private rear garden
- Open Plan Kitchen/Dining/ Family Area
- Freehold
- EPC:C/ Council Tax:D

Offers In The Region Of £305,000

In immaculate condition and offering a modern yet warm feel, this well situated four bedroom detached home would offer a welcome to most! It is located within the increasingly popular town of Cramlington - known for its good schools, transport links, shops and amenities alike - and offers so much on your doorstep. The property has been well looked after and maintained and has the added benefit of a larger than average sized rear garden in its location.

On entering this home, you are greeted with a bright hallway with stairs to the first floor and this area leads to a good sized family lounge, a very spacious downstairs cloakroom and an open-plan kitchen/dining/family room with bi-fold doors to the spacious garden. A useful utility room also sits next to the main kitchen area. All areas of the downstairs living space have attractive tiled flooring aside from the lounge which is currently carpeted.

To the first floor, you will find the master bedroom complete with fitted wardrobes and ensuite plus a further three good sized rooms. The family bathroom is clean and modern and there is access to a storage cupboard on the landing along with loft access.

The outside space comprises of a lawned area to the front with access to the single garage which is currently partly converted for storage and gym space whilst benefitting from multi car parking in front of the garage. The rear garden can also be accessed via a gated entrance and provides some super space, currently laid mainly to lawn. It offers a private feel as it is not overlooked at the rear and has a raised decked area - perfect for the summer evenings relaxing with family and friends. The gym area of the garage can be accessed from a side door from the garden, giving the opportunity to even utilise this space as an office or for business needs.

We look forward to you booking your appointment to view this super home with our Bedlington Branch.

PRIMARY SERVICES SUPPLY

Electricity: mains
Water: mains
Sewerage: mains
Heating: mains
Broadband: fibre
Mobile Signal Coverage Blackspot: no
Parking: driveway (garage is converted)

MINING

The North East region is famous for its rich mining heritage and therefore it will be beneficial to conduct a mining search. Confirmation should be sought from a conveyancer as to its effect on the property, if any.

3 years remaining National House Building (NHBC) or similar guarantee

ACCESSIBILITY

This property has accessibility adaptations:

- Level access
- Ramped access
- Wide doorways
- Suitable for wheelchair users

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: D

EPC RATING: C
BD008351JY/SO20.01.25.V.1

Entrance

Via composite door, tiled flooring.

Entrance Hallway

Stairs to first floor landing, tiled flooring, single radiator.

Downstairs Wc 5.21ft x 5.02ft (1.58m x 1.53m)

Low level wc, pedestal wash hand basin, extractor fan, tiling to walls, single radiator, spotlights.

Lounge 14.29ft x 10.89ft (4.32m x 3.25m)

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

Kitchen/Dining Room/ Family Room 18.46ft x 12.93ft max (5.59m x 3.89m)

Bifold doors to rear garden, fitted with a 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, dishwasher and microwave, tiling to floor, spotlights.

Utility Room 6.29ft x 6.09ft (2.06m x 1.88m)

Fitted wall and base units and work surface, stainless steel sink unit with taps, plumbed for washing machine, tiled flooring, composite door to side.

First Floor Landing

Double glazed window to side, loft access, built in storage cupboard.

Bedroom One 12.70ft x 10.96ft (3.84m x 3.28m)

Double glazed window to front, fitted wardrobes, television point.

En-Suite 7.28ft into shower x 4.53ft (2.18m x 1.35m)

Double glazed window to side, low level wc, wash hand basin (set in vanity unit), double shower cubicle, tiled walls, heated towel rail, tiling to floor.

Bedroom Two 10.97ft x 9.54ft (3.28m x 2.87m)

Double glazed window to the rear, single radiator.

Bedroom Three 9.54ft x 7.26ft (2.87m x 2.18m)

Double glazed window to rear, single radiator.

Bedroom Four 9.36ft x 7.25ft (2.82m x 2.18m)

Double glazed window to the rear, single radiator.

Bathroom 7.02ft x 5.52ft (2.18m x 1.65m)

Three-piece suite in white comprising of; panelled bath with mains shower over, wash hand basin (set in vanity unit), low level wc, spotlights, double glazed window to the side, heated towel rail, tiling to walls, tiled flooring, extractor fan.

External

Front Garden laid to lawn, driveway leading to garage. Rear/side garden laid to lawn, raised decking area, gazebo, water tap.

Garage

Single attached garage, up and over door, power and lighting, currently converted into ¾ gym area and ¼ storage, UPVC door from garage to rear garden.



82 Front St, Bedlington, NE22 5UA bedlington@rmsestateagents.co.uk

01670 531 114 www.rookmatthewssayer.co.uk

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 in 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 buyer 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



