

# Newlyn Drive Cramlington

Simply a must be viewed property this lovely family home is well located on main drive on the always sought after Parkside Dale Estate, near the town centre of Cramlington. New to the market here at Rook Matthews Sayer in Bedlington, the property is just a short distance to the local primary school and the property and has good access to nearby Manor Walks shopping centre, leisure facilities, restaurants and amenities. With light and bright decoration throughout, the property has been beautifully maintained and updated by the current owners. Fully double glazed and benefitting from gas central heating the accommodation comprises briefly; entrance hallway, open plan lounge and dining room, conservatory, kitchen and utility room, stairs to the first floor landing, three good size bedrooms and a fully tiled family bathroom. Externally there is a lovely garden to the rear with well kept and mature bushes and shrubs, and a lawn and raised patio area. To the front there is an open aspect garden to the front with a driveway leading to the attached single garage. This beautiful property certainly is a must see property.







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# Newlyn Drive Cramlington NE23 1RN

#### Entrance

Sliding door patio door to front.

**Entrance Hallway** 

Stairs to first floor landing, double radiator, storage cupboard, vinyl flooring. Lounge 11'07ft x 14'06ft (3.53m x 4.42m)

Double glazed window to front, fire surround with granite inset and hearth, gas fire, television point, coving to ceiling.

Dining Room 11'05ft max x 8'09ft (3.48m x 2.67m)

French doors to conservatory, double radiator.

Kitchen 7'10ft x 10'10ft (2.39m x 3.30m)

Double glazed window to rear, fitted with a range of wall, floor and drawer units with coordinating roll edge work surfaces, stainless steel sink unit and drainer with mixer tap, built in gas oven, electric hob with extractor fan above, integrated fridge and dishwasher, tiling to floor. **Utility Room 8'10ft x 8'02ft inc door** (2.69m x 2.48m)

Double glazed window to rear, fitted base units, space for fridge freezer, plumbed for washing machine, laminate flooring.

Conservatory 12'02ft x 7'11ft + door recess (3.71m x 2.41m)

Dwarf wall, double glazed windows, double doors to garden.

First Floor Landing

Double glazed window to side.

Bedroom One 11'09ft x 9'08ft + door recess (3.58m x 2.95m)

Double glazed window to front, double radiator, fitted wardrobes.

Bedroom Two 11'08ft max x 9'07ft inc wardrobes (3.56m x 2.97m)

Double glazed window to rear, double radiator, fitted wardrobes and drawers, laminate floor, loft access.

Bedroom Three 8'11ft x 7'08ft L Shape (2.72m x 2.33m)

Double glazed window to front, double radiator, built in cupboard.

Bathroom 5'06ft x 8'10ft max (1.68m x 2.69m)

Three piece white suite comprising of: L shape panelled bath, wash hand basin and low level wc set in vanity unit, spotlights, double glazed window to rear and side, heated towel rail, tiling to floor and walls, shaving point.

# External

Front garden laid mainly to lawn, bushes and shrubs, driveway leading to garage. Rear garden laid mainly to lawn, raised patio area, bushes and shrubs, water tap, garden shed, side access. Garage

Attached single garage with up and over door, power and lighting, combo boiler.

# PRIMARY SERVICES SUPPLY

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

#### 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.

# RESTRICTIONS AND RIGHTS

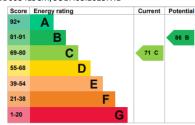
Shared path to side of property.

# 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: B

**EPC RATING:** C BD008419CM/S017.03.2025.V.1



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# **16 Branches across the North-East**



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