



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.

£230,000



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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 co-ordinating 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/SO17.03.2025.V.1

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	86 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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.

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