



Musselburgh Circle
Cramlington

Musselburgh Circle, Cramlington, NE23 8BD

- Detached House
- Stunning Family Home
- Four Bedrooms
- Open Plan Kitchen/Diner/ Family Room
- Three Bathrooms
- EPC:B/ Council Tax:E/ Freehold

Offers In Excess Of £425,000

This home has the wow factor, and must be seen to be appreciated, from the moment you walk in the front door its as if it is a show home and is immaculately presented to a high standard. This family home is located within easy reach of both the A1 and A19 for excellent transport links. The property comprises of hallway with access to integral garage, lounge, downstairs cloaks, open plan kitchen/diner/ family room to the rear with access to the utility room. The central staircase leads to two bedrooms with en-suites and a further two bedrooms and family bathroom. Externally the rear garden has been professionally landscaped and backs onto woodland while the front has lawn and shrubs and has parking for multiple cars and access to the garage.

PRIMARY SERVICES SUPPLY

Electricity: Mains
Water: Mains
Sewerage: Mains
Heating: Mains Gas
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.

Maintenance charge for estate – TBC as estate not finished yet (vendor advised roughly around £65 yearly)

8 years remaining on National House Building (NHBC) warrantee

ACCESSIBILITY

Suitable for wheelchair users and has level access.

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: B

BD008463CM/SO.04.04.25.v.2

Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Entrance

Via composite door, UPVC window.

Entrance Hallway

Stairs to first floor landing, laminate flooring, double radiator, understairs storage cupboard, tiled walls, integral door to garage

Downstairs W/c

Low level w/c, wash hand basin, laminate flooring, extractor fan, upgraded tiling to walls, single radiator, spotlights.

Lounge 11.31ft x 13.02ft (3.44m x 3.96m)

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

Kitchen/ Dining Room/Family Room 10.71ft x 28.62ft (3.26m x 8.72m)

Double glazed window to rear, two double radiators, fitted with a range of wall, floor and drawer units with co-ordinating quartz surfaces with upstands and splashbacks, under mount granite sink, boiling water tap, built in AEG appliances including double oven, built in combination microwave, induction four ring hob, extraction cooker hood, integrated fridge/freezer and dishwasher; large quartz island breakfast bar, laminate flooring, spotlights, double glazed patio doors to rear, and additional full length window, internal door to utility room.

Utility Room fitted base units, double under mount granite sink, plumbed for washing machine, single radiator, extractor fan, laminate flooring.

First Floor Landing Loft access, built in storage cupboard housing water tank, single radiator,

Loft

Lighting.

Bedroom One 16.17ft plus wardrobes x 11.32ft (4.92m x 3.45m)

Double glazed window to front, single radiator, bespoke fitted wardrobes and drawers, television point.

En-Suite 7.33ft x 5.87ft (2.23m x 1.78m)

Double glazed window to front, low level w/c, wall mounted wash hand basin, double shower cubicle, built in storage, upgraded tiled walls, heated towel rail, extractor fan, spotlights, laminate flooring.

Bedroom Two 14.69ft x 10.21ft (4.47m x 3.11m) Double glazed window to front, single radiator.

En-Suite 5.1ft x 4.25ft (1.55m x 1.29m)

Low level w/c, pedestal wash hand basin, double shower cubicle, part tiled walls, heated towel rail, extractor fan, laminate flooring, spotlights.

Bedroom Three 10.78 into wardrobes x 11.24ft (3.28m x 3.42m)

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

Bedroom Four 10.81ft x 10.18ft (3.29m x 3.10m)

Double glazed window to rear, single radiator.

Bathroom 6.74ft x 7.49ft (2.05m x 2.28m)

Three-piece white suite comprising of; panelled bath, pedestal wash hand basin, low level w/c, upgraded tiled walls, spotlights, double glazed window to rear, heated towel rail, laminate flooring, extractor fan.

External

Front garden laid mainly to lawn, block paved driveway leading to garage. Rear garden, patio area with porcelain tiling, flower bed with bushes and shrubs, water tap, double electric socket, cedar wood pergola.

Garage Integral single garage, up and over door, power and lighting, housing boiler.



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