



Reigate Square Cramlington

- Semi Detached Bungalow
- Two Bedrooms
- Upgraded Kitchen & Shower Room
- Sought After Location
- EPC: C/ Council Tax: B

£239,950

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Reigate Square

Cramlington, NE23 1NW

Quite simply a must view property on the always sought after Reigate Square, Parkside, Cramlington. This stunning two bedroom bungalow is a perfect buy for those looking for a ready to move in to "turn key" property. Beautifully upgraded by the current owners to include a recently installed modern fitted quality kitchen (with integral appliances) a good size shower room, newly installed windows to the front, and decoration and flooring throughout. You really will not be disappointed when you step inside this property! Comprising briefly: entrance door to the side and into the kitchen, a spacious lounge, a tiled shower room, two bedrooms (both with French doors to the large rear conservatory) and utility room with integral garage access. Both gardens to the front and rear are low maintenance and well presented. A multi car block paved drive leading to the single attached garage for ample off street parking. Early viewings are strongly advised on this truly lovely bungalow.

Entrance

Via composite door to the side, into the kitchen.

Lounge 12'00ft x 17'01ft (3.65m x 5.18m)

Double glazed window to front, double radiator, coving to ceiling.

Kitchen 11'03ft x 9'10ft (3.35m x 2.74m)

Double glazed window to the front, feature radiator, recently fitted grey shaker style kitchen with wall, floor and drawer units with co-ordinating white roll edge work surfaces and upstands, under bench lighting, stainless steel sink with mixer tap. Quality built in appliances, fan assisted oven, induction hob with extractor fan above, integrated fridge and dishwasher, laminate flooring, spotlights.

Utility Room 8'10ft x 8'09ft (2.43m x 2.43m)

Double glazed window to the rear, space for fridge freezer and tumble dryer, plumbed for washing machine, laminate flooring, door to garage.

Conservatory 12'03ft x 20'10ft max (3.65m x 6.09m)

Dwarf wall, double radiator, laminate flooring, two sets of French doors, double glazed window to rear.

Bedroom One 12'00ft x 12'08ft (3.65m x 3.65m)

Double glazed window, double radiator, coving to ceiling, French doors.

Bedroom Two 9'03ft x 10'08ft max (2.74m x 3.04m)

Double glazed window, single radiator, laminate flooring, French doors to sunroom.

Shower Room 6'07ft x 7'03ft (1.82m x 2.13m)

Double glazed window to the side, wash hand basin, with wall hung vanity unit, shower cubicle with drench shower and diverter, low level wc, spotlights, heated towel rail, tiling to walls, led touch free mirror, extractor fan, vinyl flooring.

External

Low maintenance garden to the front, block paved multi car driveway leading to garage, slate area. Low maintenance garden to the rear, not overlooked, bushes and shrubs, raised area with artificial grass, water tap, new fencing with gate, security lights to front and rear.

Garage

Attached single garage with recently replaced up and over door, power and lighting, water tap, boiler, recently refitted roof.

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains

Broadband: Fibre

Mobile Signal Coverage Blackspot: No

Parking: Driveway and garage

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.

ACCESSIBILITY

- Suitable for wheelchair users.

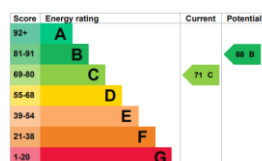
TENURE

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: B

EPC RATING: C

BD008330CM/SO24.1.25V3



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