



Paradise Row
Cramlington

Paradise Row, Cramlington

- Impressive Four Bedroom Detached House
- Self Contained "Granny Flat" Council Tax:A
- Four Reception Rooms
- Three Bathrooms
- Planning Permission Approved for 4 Bedroom House
- EPC:D / Council Tax:F

£899,000

Welcome to this spectacular 4-bedroom detached house that's just waiting for a family to call it home. Sitting in a sought after location in Cramlington Village on a vast plot, the property benefits from easy access to public transport, schools, local amenities, parks, walking and cycling routes, it's a perfect setting for an active family.

Step inside to discover an immaculate property that has been substantially extended and upgraded throughout by the current owner.

The open-plan kitchen is a true heart of the home with its kitchen island, dining space and log burning stove. The granite countertops add a touch of elegance, making it a great space for family dinners or entertaining.

The house offers four generous reception rooms. The first one boasts a fabulous log burning stove fireplace and wood floors, perfect for those colder evenings. The second reception room/sun room allows access to a lovely south-facing garden, making it a perfect spot for summer barbecues. The third reception room used as the family dining room, features large windows providing a wonderful garden view and another access point to the garden and patio areas and has an open access point to the family games room/fourth reception room.

The four bedrooms are all of good size, with the master bedroom offering an en-suite bathroom, built-in wardrobes, and a walk-in closet. Bedroom two is a comfortable double with feature fireplace, and Bedroom three also features a double bed and its own en-suite shower room, offering plenty of space for everyone.

With a self contained and fully fitted "Granny Flat" above the double detached double garage offering separate living accommodation and private garden within the grounds, this property really does offer everything you could need. Come and see it for yourself!

Note- Our vendors have advised that they have obtained planning permission for a detached four bedroom family home. Please ask for further information on this.

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains, Air Con & Wood burner

Broadband: Cable

Mobile Signal Coverage Blackspot: No

Parking: Garage, driveway and on street parking

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

Conservation Area? YES

Restrictions on property? Can not run a business from property

ACCESSIBILITY

This property has accessibility adaptations:

- 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: F / Annex A

EPC RATING: D

BD008093CM/SO25.11.24.v.3

Entrance

Double wood entrance door to:

Entrance Hall

Stairs to first floor landing, storage cupboard, coat cupboard, wood flooring, combi boiler.

Downstairs Wc

Double glazed window, low level wc, wash hand basin, tiled flooring, radiator.

Lounge 22'09ft max x 18'11ft into alcoves (6.93m x 5.77m)

Three double wood doors, two radiators, log burning stove, television point, spotlights.

Dining Room 16'06ft max x 13'03ft (5.03m x 4.04m)

Double glazed window to the side, feature radiator, tiled flooring, French door to patio.

Games Room 15'10ft x 13'06ft (4.83m x 4.12m)

Feature fire surround, coving to ceiling, double glazed window, feature radiator, wood flooring.

Sun Room 15'09ft x 16'05ft max (4.80m x 5.00m)

Double glazed window, radiator, bifold doors to the rear, tiled flooring.

Kitchen/Dining Room 27'09ft x 14'01ft (8.46m x 4.29m)

Double glazed window, fitted with a range of wall, floor and drawer units with co-ordinating granite work surfaces, granite splash backs, space for range oven, space for American fridge freezer, log burning stove, integrated dishwasher and wine cooler, laminate flooring, coving to ceiling, island unit, spotlights.

Utility Room 8'09ft x 7'06ft (2.67m x 2.29m)

Double glazed window to the front, fitted base units and work surface, sink unit with mixer taps, wood flooring, plumbed for washing machine and dryer, extractor fan.

First Floor Landing

Feature double glazed window to side, loft access, two feature radiators.

Loft

Boarded, pull down ladders, lighting and power.

Bedroom One 19'09ft max x 14'06ft (6.02m x 4.42m)

French doors and side windows, feature radiator, sliding mirror fitted wardrobes, spotlights air con unit.

Dressing Room

En-Suite 6'06ft x 6'05ft (1.98m x 1.96m)

Double glazed window, low level wc, wash hand basin, extractor fan, shower cubicle (mains), tiling to walls, heated towel rail, spotlights, tiling to floor.

Bedroom Two 15'09ft x 13'06ft max (4.80m x 4.12m)

Double glazed window to rear and side, feature radiator, feature fire surround, air con unit.

Bedroom Three 14'06ft x 11'03ft max (4.42m x 3.43m)

Double glazed window to the front, feature radiator, television point.

En-Suite 4'01ft x 4'11ft (1.22m x 1.25m)

Shower cubicle, sink unit, low level wc, tiled floor, part tiling to walls, extractor fan.

Bedroom Four 9'11ft x 11'06ft (3.02m x 3.51m)

Double glazed window, feature radiator.

Bathroom 7'10ft x 13'05ft max (2.39m x 4.09m)

Three-piece white suite comprising of; large panelled bath with mains shower over, wash hand basin and low level wc set in vanity unit, double glazed window, radiator, tiling to walls, tiled flooring, extractor fan.

Garage

Detached double garage.

External

Electric gated access. Rear garden laid to lawn, large patio area, bushes and shrubs, water tap.

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16 Branches across the North-East



Annex

Entrance

Entrance door.

Lounge/ Kitchen 17’03ft x 17’10ft (5.26m x 5.44m)

Double glazed window, skylight, television point, laminate flooring.

Kitchen

Fitted with floor and drawer units with co-ordinating work surfaces, stainless steel sink and drainer with mixer tap, tiled splash backs, built in fan assisted oven, electric hob, space for fridge/freezer.

Bedroom One 9’07ft x 18’00ft (2.92m x 5.69m)

Double glazed window, two built in cupboards, skylight, laminate floor.

Bathroom 3’05ft x 6’08ft (0.92m x 2.03m)

Electric shower, wash hand unit (set in vanity unit), shower cubicle, low level wc, part tiling to walls, tiled flooring, extractor fan.

External

Rear garden laid mainly to lawn, screen fencing.

Garage 20’08ft x 27’07ft (6.30m x 8.41m)

Double garage with two electric doors, power and lighting, ample sockets.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

