



**ROOK  
MATTHEWS  
SAYER**

**EPC: B  
Council Tax: D  
Tenure: Freehold**

**Rouen Crescent, Cramlington**

**£299,950**

# Rouen Crescent, Cramlington

- Immaculate presentation throughout
- Good size family home
- Four bedrooms
- Lovely garden to the rear
- Multi car drive and garage
- EPC:B / Council Tax Band:D /Tenure: Freehold

£299,950

## Entrance

Entrance door.

## Entrance Hallway

Stairs to first floor landing, tiled flooring , single radiator, access to garage.

## Cloaks/Wc

Low level Wc, pedestal wash hand basin, tiled flooring, extractor fan, part tiling to walls.

## Lounge 17'06 into bay x 11'02 into alcove (5.33m x 3.40m)

Double glazed bay window to front, radiator, media wall with insert and gas fire.

## Kitchen/Dining Room 13'00 x 16'06 (3.96m x 5.03m)

Double glazed window to rear, range of wall, floor and drawer units with co-ordinating roll edge work surfaces, co-ordinating sink and drainer with mixer tap, mirrored splash backs, built in electric fan assisted oven, electric hob with extractor fan above, integrated fridge/freezer and dishwasher, tiled flooring, spotlights, double glazed patio doors to rear.

## Utility Cupboard

Plumbed for washing machine, space for dryer.

## First floor landing

Double glazed window to the side, loft access, built in storage cupboard housing combi boiler, single radiator.

## Loft

Partially boarded with pull down ladders, lighting.

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BD007923/CM/SO/04.12.23/V.2

## 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.

## Bedroom One 14'10 max x 11'01 (4.52m x 3.38m)

Double glazed window, single radiator, sliding door fitted wardrobes.

## En-Suite

Double glazed window, low level wc, pedestal wash hand basin, single radiator, shower cubicle (mains shower), part tiling to walls., tiled flooring.

## Bedroom Two 10'04 x 12'09 (3.15m x 3.89m)

Double glazed window to the rear, single radiator.

## Bedroom Three 8'01 x 13'08 (2.46m x 4.17m)

Double glazed windows to rear, radiator.

## Bedroom Four 9'02 x 10'03 (2.79m x 3.12m)

Double glazed window to the front, single radiator.

## Bathroom 6'00 x 7'00 (1.83m x 2.13m)

Three piece white suite comprising of; panelled bath, pedestal wash hand basin, low level wc, double glazed window, single radiator, part tiling to walls, tiled flooring, mirror.

## External

Rear Garden laid mainly to lawn, two patio areas, bushes and shrubs, raised planters, water tap, garden shed.

## Garage

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

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		



Nicely located on the recently developed Barley Meadows estate in Cramlington, this property is well located on a good size plot (that is not overlooked to the rear) and is certainly a must-see property for those looking for a ready-made family home! Upgraded by the current owners the property is modern and bright throughout and comprises briefly; entrance hallway (with internal access to the garage), lounge with feature media wall and beautiful fire insert, downstairs wc, open plan family kitchen and dining room with French door access to the rear garden, stairs to the first floor landing, four bedrooms with en-suite to master and a family bathroom. Externally there is a good size garden to the rear with patio area, raised planters and lawned area and to the front a multi car driveway leads to the single integral garage.

Well located for access to the A189/A1/A19 the property has good access to local shops and schools. Early viewings are strongly advised to avoid disappointment.



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