



Fonteyn Place
Cramlington

Fonteyn Place, Cramlington, NE23 3GN

- Detached family home
- Immaculate presentation throughout
- Three double bedrooms
- Multi car driveway and garage
- Westerly facing garden
- EPC: C / Council Tax: D / Freehold

Offers In Excess Of £270,000

Entrance

UPVC entrance door, double glazed windows.

Entrance Hallway

Double radiator, tiled flooring, storage cupboard.

Lounge 20'02 x 11'04 (6.12m x 3.45m)

Two double glazed windows to the front, two single radiator, fire surround inset and hearth, television point, telephone point, coving to ceiling, storage cupboard.

Dining Room 11'03 into door recess x 10'02 (3.43m x 3.10m)

Double glazed patio doors to the rear, double radiator, coving to ceiling.

Office 7'08 x 7'07 (2.33m x 2.31m)

Double glazed window to the rear, six double sockets, telephone point, television point, wifi point, fitted wall and base units, work units, coving to ceiling, single radiator.

Kitchen 8'11 x 9'05 (2.72m x 2.87m)

Double glazed window to the 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, tiled splash backs, built in electric double oven, 5 ring gas hob with extractor fan above, space for fridge, tiling to floor, under unit heater.

Utility Room 6'2 x 5'4 (1.82m x 1.52m)

Fitted wall and base units, plumbed for washing machine, space for dryer and freezer, door to rear, combi boiler, part tiling to walls, vinyl floor.

Downstairs Wc

Low level wc, wash hand basin, extractor fan, tiling to walls, single radiator, storage unit, vinyl flooring.

First Floor Landing

Built in storage cupboard with heated dual heated towel rail.

Loft

Partially boarded, insulated. Fixed loft ladder and light.

Bedroom One 11'06 x 11'10 (3.51m x 3.61m)

Double glazed window to the rear, double radiator, fitted wardrobes, television point.

En-Suite 4'11 x 5'03 (1.49m x 1.60m)

Double glazed window to the rear, low level wc, wash hand basin (set in vanity unit), extractor fan, shower cubicle (electric shower), tiling to walls, heated towel rail, tiled floor.

Bedroom Two 12'02 x 8'03 (3.71m x 2.52m)

Double glazed window to the front, double radiator, fitted wardrobes, television point.

Bedroom Three 9'04 max x 12'00 (2.84m x 3.66m)

Double glazed window to the front, single radiator, fitted wardrobes, television point.

Bathroom 8'07m x 6'04 (2.62m x 1.93m)

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

External

Front Garden laid mainly to lawn, driveway leading to garage. Rear garden laid mainly to lawn, patio area, water tap, raised flower beds.

Garage

Attached single garage, power and lighting, roller door, fuse box.

We offer for sale this three bedroom extended detached family home on the sought-after Northburn estate in Cramlington. Excellent access to local primary schools, shops and local amenities and road links to the A189/A19/A1. A 'must see' for anyone seeking a beautiful ready-made family home. Benefitting from gas central heating and double glazing throughout. Accommodation comprises, spacious entrance hallway leading to the generous and light living room with archway to the dining room which then opens via patio doors to a West facing rear garden; a dedicated office fitted with TV, broadband, telephone sockets and ample double power sockets; fitted kitchen with integral double oven, 5 ring gas hob and extractor fan; spacious utility room and downstairs w.c. Stairs to the first floor landing, leading to three double bedrooms with built in wardrobes, master with en-suite, and modern family bathroom. The property is situated on a corner plot benefiting from a Westerly facing rear garden with lawn and patio areas and side access. To the front there is an open aspect garden and a multi car driveway, a single integrated garage. Early viewings are strongly advised to avoid disappointment.

PRIMARY SERVICES SUPPLY

- Electricity: Mains
- Water: Mains
- Sewerage: Mains
- Heating: Mains
- Broadband: Fibre (cabinet)
- Mobile Phone Coverage Blackspot: No
- Parking: Garage, Driveway

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: D

EPC RATING: C

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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82 Front St, Bedlington, NE22 5UA bedlington@rmsestateagents.co.uk
 01670 531 114 www.rookmatthewssayer.co.uk

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