



Archerfield Drive | Cramlington | NE238BQ

£289,995

Beautifully presented family home located in the popular Fairways estate in Cramlington with excellent transport links and amenities close by. The property is on a larger plot with gardens to all three sides and parking for several cars. It comprises of lounge with dual aspect windows to allow lots of light, kitchen, diner, utility room and downstairs cloaks to the ground floor and three bedrooms, ensuite and family bathroom to the first floor. Viewing is a must to appreciate this splendid home.

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**3****1****2****Detached House****Utility Room****Three Bedroom****Garage****En-Suite To Master****Freehold****Downstairs Wc****EPC:B / Council Tax:C**

For any more information regarding the property please contact us today

Entrance

Via composite door, double glazed window.

Entrance Hallway

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

Downstairs Wc 4.93ft x 3.03ft (1.50m x 0.92m)

Low level wc, pedestal wash hand basin, tiled flooring, extractor fan, single radiator.

Lounge 18.41ft x 9.79ft (5.61m x 2.98m)

Double glazed window to front and side, two single radiators, television point.

Kitchen 18.32ft x 9.64ft (5.58m x 2.93m)

Double glazed window to front, double radiator, 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, gas hob with extractor fan above, integrated fridge freezer and dishwasher, tiled flooring, double glazed patio door to side.

Utility Room 6.77ft x 4.25ft (2.06m x 1.29m)

Double glazed window to rear, fitted wall and base units with work surfaces, stainless steel sink unit with mixer tap plumbed for washing machine, tiled flooring, storage cupboard.

First Floor Landing

Double glazed window to side, built in storage cupboard, single radiator.

Bedroom One 13.28ft x 9.15ft (4.04m x 2.78m)

Double glazed window to side, single radiator, fitted wardrobes and drawers, television point, loft access.

En-Suite 4.90ft x 8.42ft (1.49m x 2.56m)

Double glazed window to front, low level wc, floating pedestal wash hand basin, double radiator, extractor fan, double rainfall shower cubicle, part tiling to walls, spotlights, tiled flooring.

Bedroom Two 10.69ft x 8.97ft (3.25m x 2.73m)

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

Bedroom Three 9.96ft x 7.45ft (3.03m x 2.27m)

Double glazed window to side, single radiator.

Bathroom 7.53ft x 6.19ft (2.29m x 1.88m)

Three piece white suite comprising of; panelled bath with mains shower over, floating pedestal wash hand basin, low level wc, spotlights, double glazed window, heated towel rail, part tiling to walls, tiled flooring, extractor fan.

External

Side garden laid mainly to lawn, bushes and shrubs, flower beds. Rear garden laid mainly to lawn, patio area, water tap, electric socket.

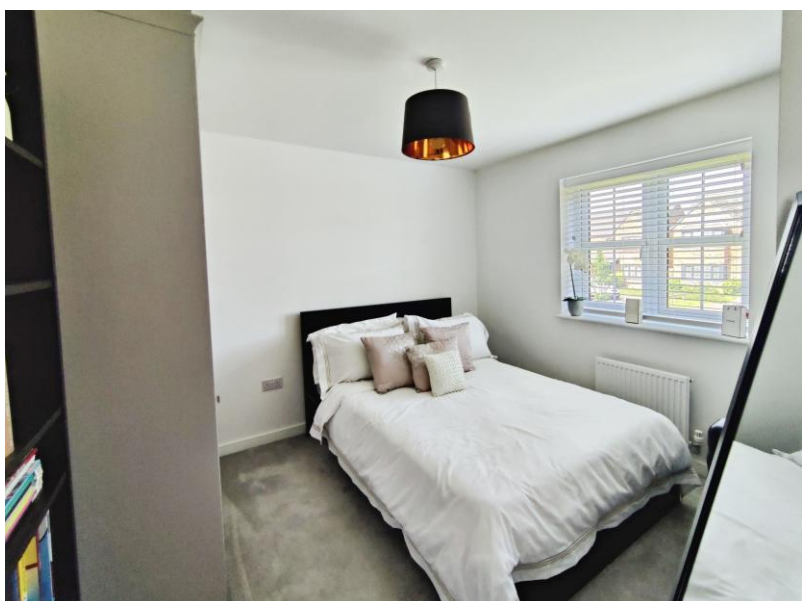
Garage

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

T: 01670 531114

Bedlington@rmsestateagents.co.uk

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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.

ACCESSIBILITY

Suitable for wheelchair users.
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

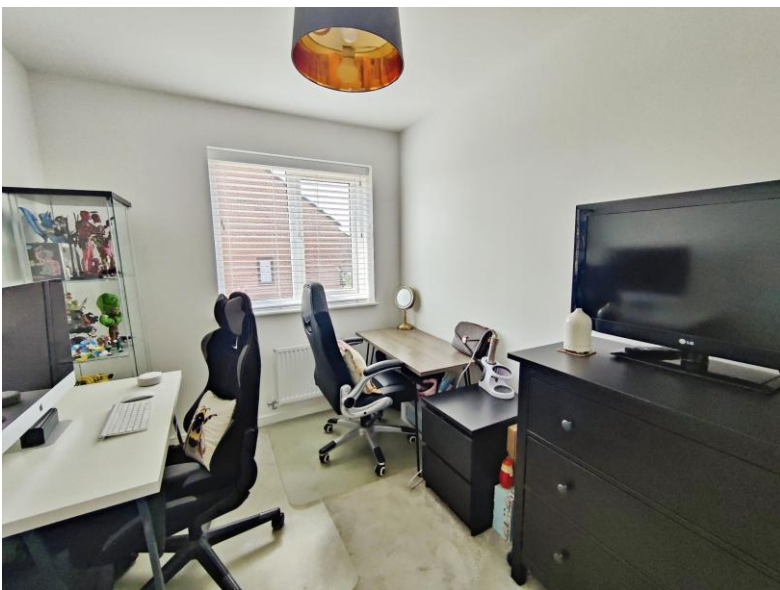
National House Building (NHBC) – until 2030.

Management fee for estate – TBC once estate is finished.

COUNCIL TAX BAND: C

EPC RATING: B

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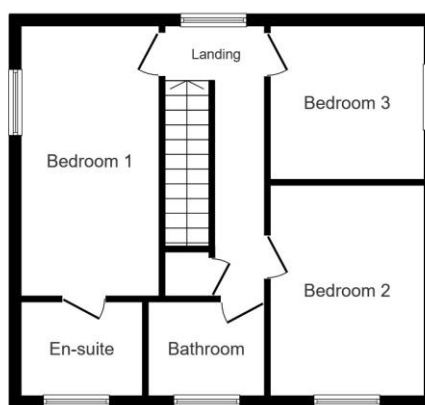
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Ground Floor



First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Important Note: Rook Matthews Sayer (RMS) for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute part or all of an offer or contract. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck the measurements before committing to any expense. RMS has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyer's interests to check the working condition of any appliances. RMS has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. No persons in the employment of RMS has any authority to make or give any representation or warranty whatever in



Money Laundering Regulations – intending purchasers will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We will also use some of your personal data to carry out electronic identity verification. This is not a credit check and will not affect your credit score.

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