



Violet Drive | Cramlington | NE23 8FY

**£295,000**

Immaculate four bedroomed detached home located in the popular new estate of West Meadows in Cramlington with excellent transport links, amenities and schools close by. This house is under 1 year old and has been updated and decorated by the current vendor to a high standard. It briefly comprises of kitchen/diner, lounge at the rear with Bifold doors bringing the outdoors in and downstairs cloaks. The first floor has four double bedrooms one with en-suite, and a family bathroom. Externally driveway to front leading to garage, and to the rear it is mostly lawned. Viewing is a must to appreciate this fantastic family home.

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**Detached House**

**Popular Estate**

**Four Bedroom**

**Garage and Gardens**

**En-Suite To Master**

**Freehold**

**Downstairs Wc**

**EPC: A/Council Tax:D**

For any more information regarding the property please contact us today

Entrance

Via composite door.

Entrance Hallway

Stairs to first floor landing, LVT flooring, single radiator, storage cupboard.

Downstairs Wc

Low level wc, wash hand basin (set in vanity unit), extractor fan, single radiator, LVT flooring.

Lounge 16.35ft x 11.80ft (4.98m x 3.59m)

Bifold doors to rear, double radiator, television point, telephone point, spotlights LVT Flooring.

Kitchen/ Diner 9.38ft x 16.97ft (2.85m x 5.17m)

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, glass splash backs, built in electric fan assisted oven with gas hob and extractor fan above, integrated fridge freezer, washing machine and dishwasher, LVT flooring, spotlights.

First Floor Landing

Loft access, two storage cupboards, double radiator.

Bedroom One 10.81ft x 11.17ft (3.29m x 3.40m)

Double glazed window to front, television point.

En-Suite 5.75ft x 5.10ft (1.75m x 1.55m)

Double glazed window to side, low level wc, wash hand basin (set in vanity unit), double radiator, extractor fan, shower cubicle (mains shower), part tiling to walls, spotlights, LVT flooring.

Bedroom Two 13.76ft x 9.36ft (4.19m x 2.85m)

Double glazed window to rear, single radiator, television point.

Bedroom Three 14.24ft x 9.36ft (4.34m x 2.85m)

Double glazed window to front, single radiator.

Bedroom Four 12.39ft x 8.17ft (3.77m x 2.49m)

Double glazed window to rear, single radiator.

Bathroom 6.68ft x 6.43ft (2.03m x 1.95m)

Panelled bath with mains shower over, wash hand basin (set in vanity unit), low level wc, spotlights, double glazed window to front, single radiator, part tiling to walls, LVT flooring, extractor fan.

External

Front garden laid mainly to lawn, driveway leading to garage. Rear garden laid mainly to lawn, bushes and shrubs, flower beds.

Garage

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

**T: 01670 531114**

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#### PRIMARY SERVICES SUPPLY

Electricity: Mains  
Water: Mains  
Sewerage: Mains  
Heating: Gas Central Heating  
Broadband: Fibre  
Mobile Signal Coverage Blackspot: No  
Parking: Garage and driveway

Solar panels – owned outright via vendors.

#### 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

Public rights of way through the property? – access to neighboring property for window cleaning/repairs.

#### BUILDING WORKS

Any known planning permissions or proposals in the immediate locality: Yes – Site development not finished.

9 years remaining on NHBC Guarantee

#### ACCESSIBILITY

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  
Management/maintenance charge for estate - £90 per annum

#### COUNCIL TAX BAND: D

#### EPC RATING: A

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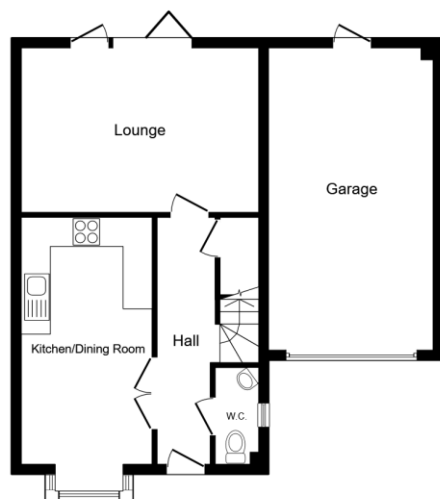


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Ground Floor



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](http://www.propertybox.io)

Score	Energy rating	Current	Potential
92+	A	93 A	93 A
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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