



Musselburgh Circle | Cramlington | NE238BD

£360,000

Located in the popular residential Fairways estate in Cramlington this well presented four bedroom detached home is a must view. The estate has recently announced they have proposals to add a school and small shops to the beginning of the estate which is going to make it even more desirable. The home has been updated by the current owner and is a fabulous family home. The ground floor offers lounge, kitchen/diner, downstairs cloaks, and access to the garage. The first floor has four bedrooms the master with en-suite and a family bathroom. Externally off street parking with access to the garage at the front and the rear has enclosed garden with patio area and laid to lawn. Viewing is a must to appreciate this fantastic home.

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Detached Family Home

Four Bedroom

Kitchen/Diner

En-Suite To Master

Downstairs Wc

Driveway & Garage

Freehold

Council Tax:D/ EPC:B

For any more information regarding the property please contact us today

Entrance

Via composite door.

Entrance Hallway

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

Downstairs Wc 5.58ft x 3.23ft (1.70m x 0.98m)

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

Lounge 10.03ft x 15.70ft (3.05m x 4.78m)

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

Kitchen/ Dining Room 27.57ft x 9.27ft (8.40m x 2.82m)

Double glazed window to rear, double radiator, fitted with a range of wall, floor and drawer units with co-ordinating roll edge work surfaces, co-ordinating sink unit and drainer with miser tap, built in double oven, gas hob with extractor fan above, integrated fridge, washing machine and dishwasher, tiling to floor, spotlights, double glazed patio doors to rear.

First Floor Landing

Loft access, built in storage cupboard.

Bedroom One 13.52ft x 13.78ft into wardrobes (4.12m x 4.20m)

Double glazed window to front, fitted wardrobes and drawers, television point.

En-Suite 6.90ft x 5.98ft (2.10m x 1.82m)

Double glazed window to front, low level wc, floating wash hand basin, single radiator, extractor fan, shower cubicle, tiled walls and flooring, spotlights.

Bedroom Two 13.75ft x 10.28ft (4.19m x 3.13m)

Double glazed window to front, double radiator.

Bedroom Three 10.15ft x 11.67ft (3.09m x 3.55m)

Double glazed window to rear, single radiator.

Bedroom Four 10.22ft x 7.87ft (3.11m x 2.39m)

Double glazed window to rear, single radiator, built in cupboard.

Bathroom 6.83ft x 6.30ft (2.08m x 1.92m)

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

External

Laid mainly to lawn, block paved driveway leading to garage.

Rear garden laid mainly to lawn, patio area, screen fencing.

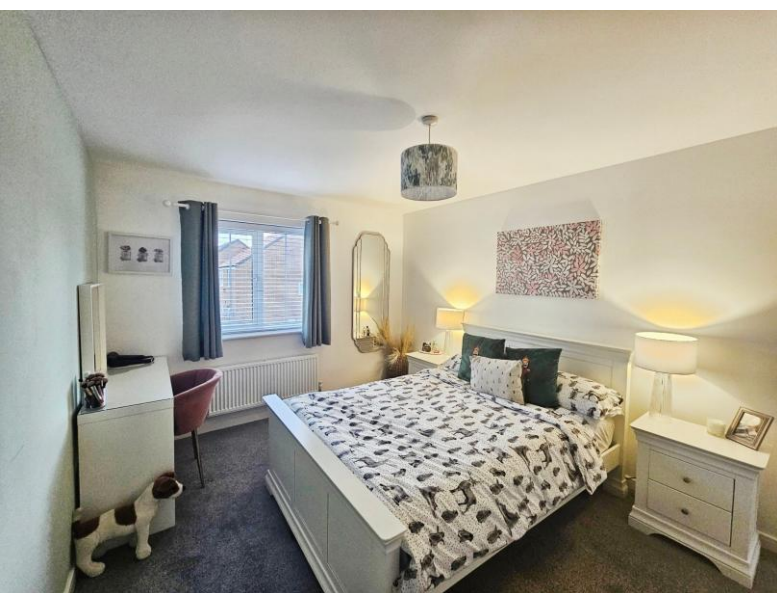
Garage

Single attached garage, electric door with 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 and electric element in hot water tank
Broadband: Fibre to premises
Mobile Signal Coverage Blackspot: No
Parking: Garage and Driveway

Management charge for estate – TBC once estate has been finished.

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 and ramped 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

COUNCIL TAX BAND: D

EPC RATING: B

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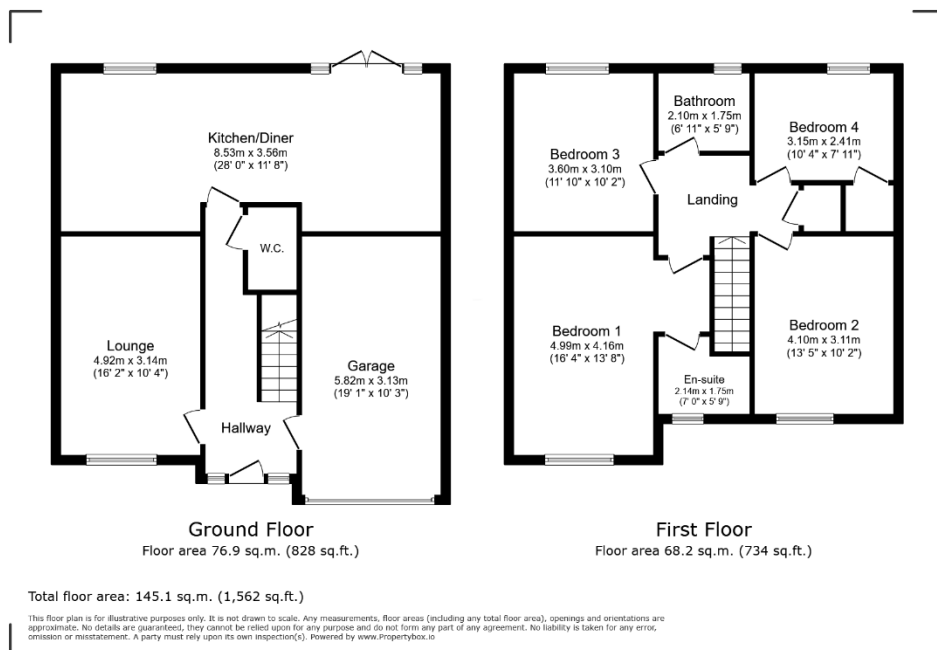
Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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