



Alexandra Chase | Cramlington | NE23 6AA

Offers In Excess Of £390,000

Tucked away within a unique private cul-de-sac in Cramlington, this impressive four-bedroom detached home offers spacious family living in a highly desirable location, with excellent transport links, local amenities and school close by. Beautifully maintained to a high standard throughout, this superb property is ready to move straight into and must be viewed to be fully appreciated.

The ground floor accommodation comprises a welcoming lounge, a dining room overlooking the rear garden, a well-appointed kitchen, utility room and convenient cloakroom/WC.

To the first floor are four generous double bedrooms, including a spacious principal bedroom with en-suite facilities, together with a modern family bathroom.

Externally, the property benefits from a double driveway leading to the garage, providing ample off-street parking. To the rear is a well-maintained south facing enclosed garden, which can also be accessed via a side entrance, offering an ideal space for relaxing, entertaining and family enjoyment.

Combining a peaceful setting with excellent convenience, this fantastic home is sure to appeal to a wide range of buyers.

Early viewing is essential to appreciate the location, space and quality of accommodation on offer.

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Detached House

Utility Room

Four Bedrooms

Garage & Gardens

En-Suite To Master

Freehold

Downstairs Wc

EPC: C/ Council Tax:D

For any more information regarding the property please contact us today

PRIMARY SERVICES SUPPLY

Electricity: Mains
Water: Mains
Sewerage: Mains
Heating: Mains Gas
Broadband: Fibre To Cabinet
Mobile Signal Coverage Blackspot: No
Parking: Garage, driveway & on street parking

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

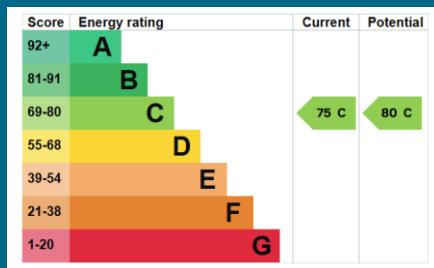
Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

COUNCIL TAX BAND: D

EPC RATING: C

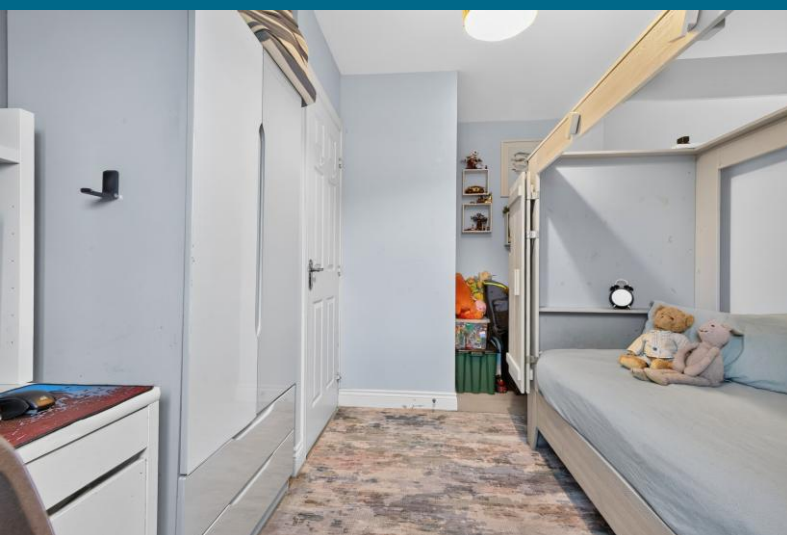
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Entrance

Via composite door.

Entrance Hallway

Stairs to first floor landing, single radiator.

Downstairs Wc

Double glazed window, low level wc, pedestal wash hand basin, lino flooring, single radiator.

Lounge 16'2ft x 11'10ft (4.94m x 3.36m)

Double glazed window to front, double radiator, single radiator, television point, telephone point, double doors to:

Dining Room 10'0ft x 9'11ft (3.05m x 3.01m)

Double glazed patio doors to rear, single radiator, television point, LVT flooring.

Kitchen 10.6ft x 10.0ft (3.19m x 3.05m)

Double glazed window to rear, myson plinth heater, 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 fan assisted oven, gas hob with extractor fan above, space for fridge, plumbed for dishwasher, lino flooring, pantry, door to utility room.

Utility Room 5.10ft x 4.11ft (1.79m x 1.51m)

Double glazed door to rear fitted base units and work surface, stainless steel sink unit, plumbed for washing machine, space for tumble dryer, lino flooring.

First Floor Landing

Loft access, cupboard housing water tank/ heating system.

Loft

Pull down ladders.

Bedroom One 13.8ft x 11'0ft (6.2m x 5.6m)

Double glazed window to front, single radiator.

En-Suite 6'2ft x 5'6ft (1.88m x 1.68m)

Double glazed window to front, low level wc, pedestal wash hand basin, single radiator, extractor fan, shower cubicle mains shower, cladding to shower, tiled splash back to sink, spotlights, tiling to floor.

Bedroom Two 13'8ft x 11'11ft (4.17m x 3.37m)

Double glazed window to rear, single radiator.

Bedroom Three 12'9ft x 9'1ft (3.89m x 2.76m)

Double glazed window to rear, single radiator.

Bedroom Four 10'1ft x 9'7ft (3.07m x 2.91m)

Double glazed window to front, double radiator, built in cupboard.

Bathroom 6.10ft x 6.10ft (2.09m x 2.09m)

Double glazed window to rear, panelled bath, pedestal wash hand basin, low level wc, spotlights, single radiator, part tiling to walls, tiled flooring, extractor fan.

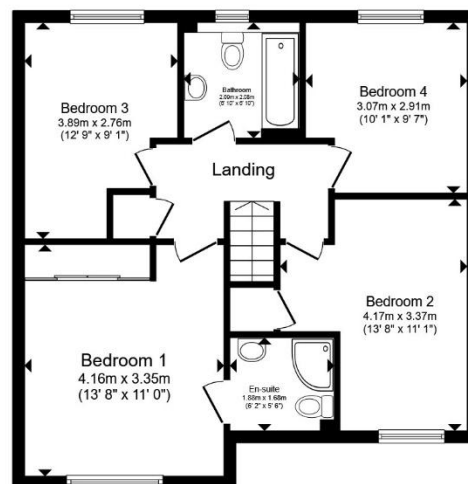
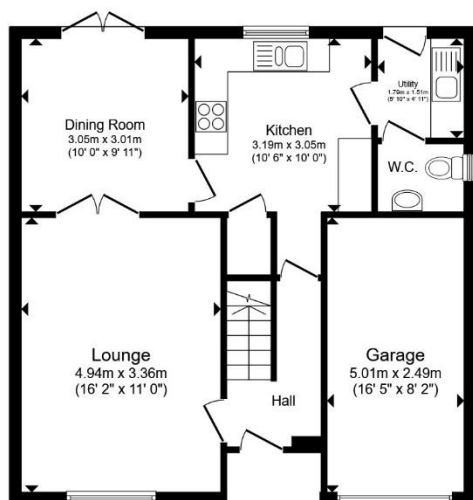
External

Front garden laid mainly to lawn, low maintenance, driveway leading to garage.

South facing rear garden laid mainly to lawn, patio area, flower beds, bushes and shrubs, garden shed.

Garage

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



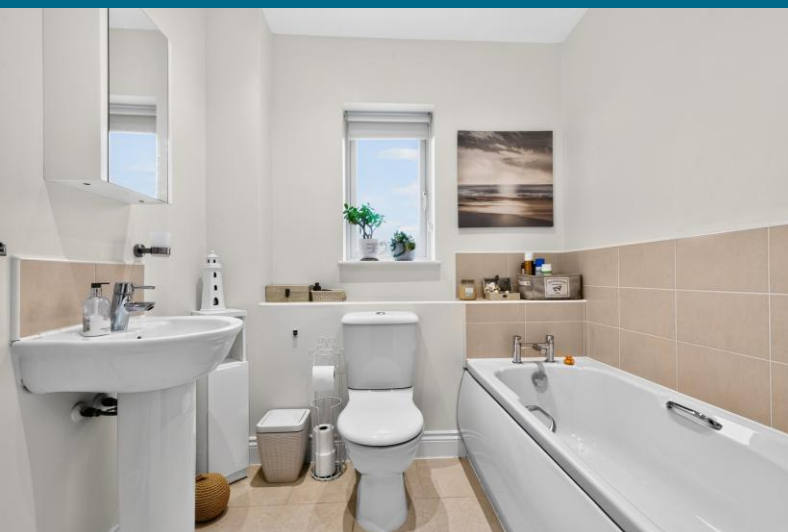
Total floor area 126.3 m² (1,360 sq.ft.) approx

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 orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form 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

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