



29 Coomside, Cramlington, NE23 6HW

Offers Over £190,000

Hive Estates welcomes to the market this immaculate three bedroom mid-terraced home. Having recently undergone a full renovation and extension, this home boasts stylish neutral décor and modern living spaces on a quiet pedestrianised street.

Once inside, the entryway provides direct access to stairs to the first floor and the lounge to the front. Into the lounge, you are greeted with minimal decor and karndean smoked oak flooring. With a large window to the front, the room is full of natural light overlooking greenery, creating a serene and peaceful setting. Through to the expansive kitchen/diner, this room is a true highlight. Spanning the width of the home, the newly built extension hosts aluminium bi-folding doors and velux windows. This new addition completely transforms the space to allow for additional natural light and eases the transition into the fantastic rear garden.

Bathroom 5'8" x 7'10" (1.75 x 2.40)

Hall 5'2" x 2'9" (1.60 x 0.85)

To the right of the room is the kitchen. Fully fitted shaker style cabinetry and woodgrain worktops create the structure, with antique brass cup handles and knobs as a practical and stylish accessory. Functionality is key, with a large island host to an antique brass abode tap and composite sink. Industville glass cone pendants feature above completing the contemporary design. The kitchen is finished with a porcelain tiled splash back, and holds integrated appliances such as new oven, hob, fridge freezer, washer/dryer and dishwasher.

Up to the first floor, the compact and practical landing enables access to all rooms. To the back of the property is the main bathroom. Equipped with porcelain tiles encompassing the floor and shower area, crosswater rainhead and rinser, butler and rose vanity and chrome heater towel rail. This elegant design is complete with astro bathroom wall lights enhancing the already stylish design. Situated to the rear of the home, the second bedroom is sizeable, offering neutral decor, brand new wool carpets and an accent window overlooking the garden. Moving into the spacious principal bedroom, positioned to the front of the property, the minimal interior design is continued with modern carpentry and neutral decor. The third bedroom is nestled into the front corner of the configuration, completing this attractive and highly modern home.

Externally, to the rear the landscaped rear garden is completely enclosed and makes the perfect suntrap. Finished with Indian sandstone paving, artificial grass and a raised timber deck with recessed lighting and up lighters. At the far end of the garden is a gate leading out to the street behind and to the front is a small lawn and paved pathway.

Superbly placed within a residential estate, this property's location also highly benefits from surrounding schools, transport links and amenities. This home has recently been fitted with a new 'main' boiler with wireless thermostat and has undergone a whole new rewire, making it an ideal purchase for a variety of buyers.

Kitchen/Diner 18'4" x 16'0" (5.60 x 4.88)

Lounge 12'1" x 14'5" (3.70 x 4.40)

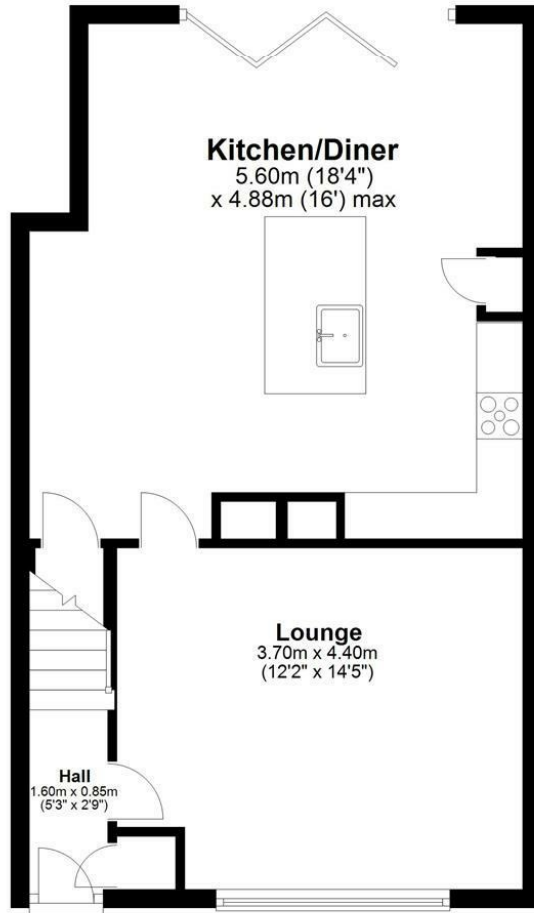
Bedroom 1 12'1" x 10'5" (3.70 x 3.20)

Bedroom 2 11'1" x 6'6" (3.40 x 2.00)

Bedroom 3 8'6" x 7'6" (2.60 x 2.30)

Ground Floor

Approx. 47.8 sq. metres (514.4 sq. feet)



Total area: approx. 86.4 sq. metres (930.5 sq. feet)

Area Map



Energy Efficiency Graph

| Energy Efficiency Rating | | |
|---|-----------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | 87 |
| (81-91) B | | |
| (69-80) C | 72 | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| EU Directive 2002/91/EC | | |
| Environmental Impact (CO ₂) Rating | | |
| | Current | Potential |
| Very environmentally friendly - lower CO ₂ emissions | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not environmentally friendly - higher CO ₂ emissions | | |
| EU Directive 2002/91/EC | | |

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