



Dunsdale Drive, Eastfield Vale, Cramlington

£290,000 Offers in Excess Of

MICHELLE ROPER

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# Dunsdale Drive

Eastfield Vale, Cramlington, NE23 2GA

Beautifully presented 3 Bedroom Detached Bungalow on Dunsdale Drive, in the ever popular location of Eastfield Vale, Cramlington.

Situated within an enviable plot and enjoying private gardens to front & rear, the property offers off street parking via a tarmac driveway, leading to a single integral Garage.

The property briefly comprises of Entrance Hallway, Lounge, Kitchen, Dining Room, Master Bedroom leading to En-Suite Shower room Bedrooms 2 & 3 and Family Bathroom.

Cosmetically and aesthetically pleasing throughout, the current Vendors have created a beautiful home ready to move into.

Early viewing is highly recommended.

**Price: £290,000 Offers in Excess Of**



# Accommodation

## Entrance Hall

Through the front door of this beautifully presented 3 Bedroom Detached Bungalow, we enter into the Hallway, providing access to the Lounge to the right. Master Bedroom, Bedroom 2 and Bathroom to the left and Bedroom 3 ahead. The Hall features two storage cupboards, a single radiator and wood flooring underfoot.

## Lounge 5.82 m (into Bay) x 3.64 m

Situated to the front of the property is the spacious Lounge. A double glazed bay window looks to front elevation in which is a single radiator. The focal point of the room is the central fireplace with wooden surround and mantle, coal effect gas fire, with marble inset and hearth. A square arch leads through to the Dining Room and the room features decorative coving to ceiling and carpet underfoot.

## Dining Room 3.00 m x 2.76 m

Conveniently situated off the Kitchen and Lounge, the Dining Room enjoys views of the private rear garden beyond. The room features sliding patio doors bringing the outside in. A door to the right provides access to the Kitchen and the room features a single radiator and wood flooring underfoot.



# Accommodation

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## Kitchen 3.21 m x 2.70 m

Situated to the rear of the property, the Kitchen benefits from a range of wooden shaker style wall and base units with complementary chrome handles and over-top marble effect work surface with integrated porcelain 1.5 bowl sink, single drainer and chrome mixer tap. A double glazed window looks to rear elevation and the room features a uPVC door leading to Garage, single radiator and tile effect cushioned floor underfoot.

## Externally

Externally the property offers a tarmac driveway leading to single integral garage. A lawned garden with border and mature shrubbery sits to the left, a view of which can be enjoyed from the Lounge and Bedroom 2.

To the rear the garden opens up into a private haven laid mainly to lawn with hedged boundary and paved patio area for outdoor entertaining.

## Integral Garage

Single Integral Garage with up and over door with lighting and electrics.



# Accommodation

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## Master Bedroom

4.70 m x 3.20 m

The Master Bedroom is a spacious double room with double glazed window to rear elevation, providing views of the private rear garden. The room features built in wardrobes, a single radiator and carpet underfoot.

## En-Suite Shower room

1.32m x 2.72 m

The En-Suite Shower room consists of a three piece suite comprising of shower cubicle with glass door opening and power shower, a vanity unit with inset sink and low level WC with welcomed storage cupboard beneath. A double glazed opaque window looks to side elevation. Other features of the room include a single radiator and tile effect cushioned flooring underfoot.

## Bedroom 2

2.77 m x 3.21 m

Bedroom 2 is a spacious double room with double glazed window to front elevation. The room features a single radiator and carpet underfoot.



# Accommodation

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## Bedroom 3

3.00 m x 2.07 m

Bedroom 3 is a single room with double glazed window to rear elevation, featuring a single radiator with carpet underfoot.

## Family Bathroom

1.75 m x 2.43 m


The Bathroom consists of a white three piece suite comprising of panelled bath with bifold glass door and electric shower, a pedestal wash hand basin and low level WC. A double glazed opaque window looks to side elevation. Other features of the room include a single radiator and tile effect cushioned flooring underfoot.



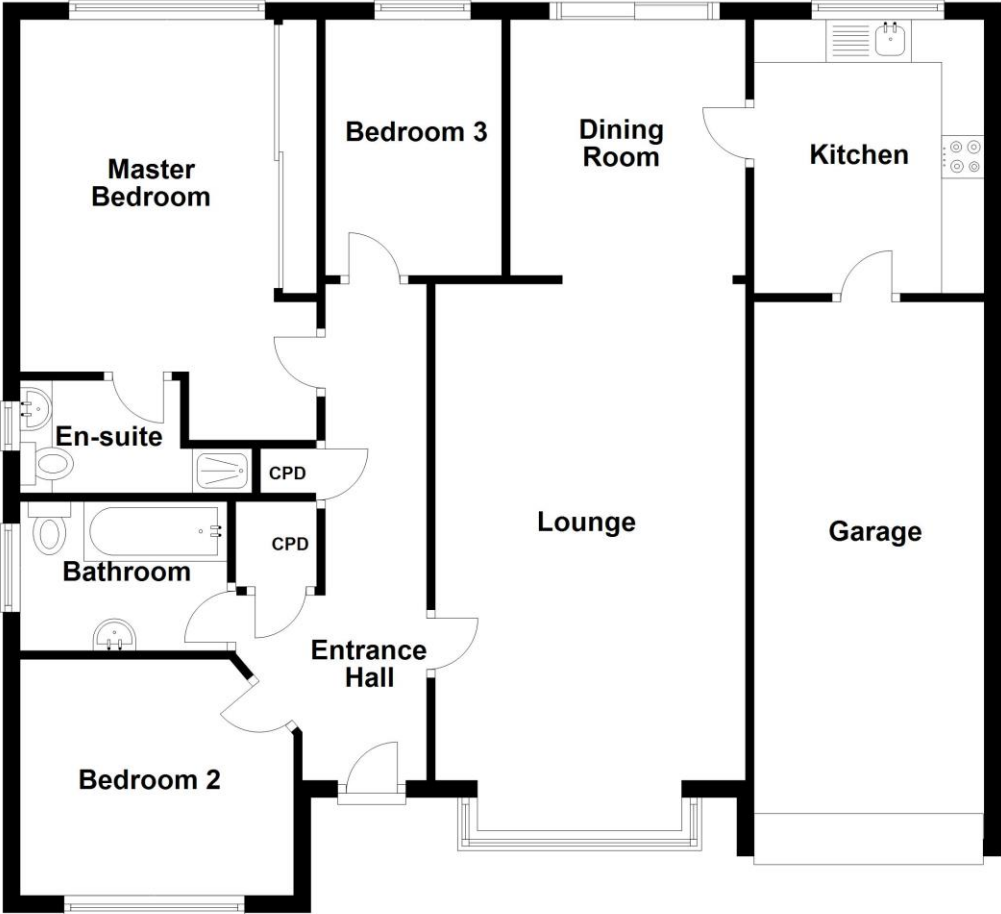
# Floor Plan & EPC

**Approximate Gross Internal Area**

**Total** 108.0 sq. metres / 1162.4 sq. feet

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		85
(69-80) <b>C</b>	69	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

**Ground Floor**  
Approx. 108.0 sq. metres (1162.4 sq. feet)



Total area: approx. 108.0 sq. metres (1162.4 sq. feet)







Local Authority  
Northumberland County Council

Council Tax  
D

Tenure  
Freehold

Disclaimer

These particulars are not to form part of a Sale Contract owing to the possibility of errors and/or omissions. Prospective purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels and other items not mentioned are specifically excluded unless otherwise agreed within the Sale Contract documentaries or left in situ and gratis upon completion. The property is also sold subject to rights of way, public footpaths, easements, wayleaves, covenants and any other matters which may affect the legal title. The Agent has not formally verified the property's structural integrity, ownership, tenure, acreages, estimated square footage, planning/building regulations status or the availability/operation of services and/or appliances. Therefore prospective purchasers are advised to seek validation of all the above matters prior to expressing any formal intent to purchase.

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