



Lamonby Way, Southfield Gardens, Cramlington

£510,000 Offers in Excess Of

MICHELLE ROPER

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Lamonby Way

Southfield Gardens, Cramlington, NE23 7XW

Proudly presenting this beautifully appointed 6 Bedroom Detached Property on Lamonby Way, in the ever popular location of Southfield Gardens Cramlington.

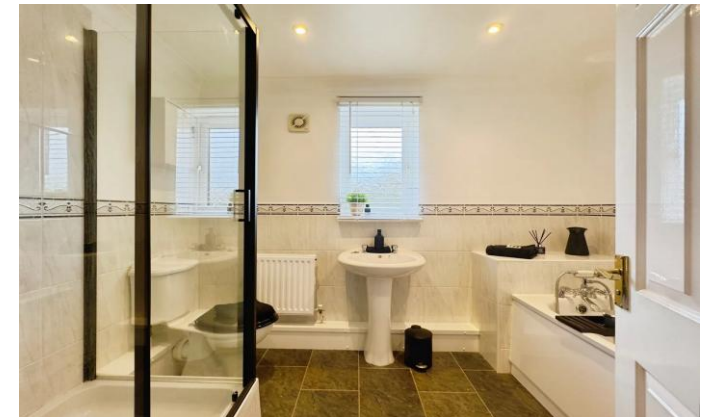
Situated within an enviable plot and benefitting from off street parking for multiple vehicles leading to Integral Double Garage. To the rear is a private, low maintenance and well maintained garden.

The property briefly comprises of Entrance Hallway, Lounge, Kitchen, Dining Room, Orangery, Utility and WC to the ground floor. First floor offers Master Bedroom leading to ensuite, Bedrooms 4, 5 & 6 and Family Bathroom. Second Floor leads to Bedroom 2 with ensuite shower room and Bedroom 3.

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

Early viewing is highly recommended.

Price: £510,000 Offers in Excess Of



Accommodation

Entrance Hall

Through the front door of this beautifully presented 6 Bedroom Detached property, we enter into the Hallway. Ahead to the right, an open spindle wood and wrought iron carpeted staircase leads to first floor accommodation. To the right is the Lounge, to the left a door provides access to the integral double garage and ahead a door leads to the Kitchen. The Hall features modern panelling, double radiator and a harlequin tiled floor underfoot.

Lounge 5.41m x 3.53m

Situated to the front of the property is the spacious Lounge. An angled bay double glazed window looks to front elevation. The room features a double and single radiator and carpet underfoot. Ahead double doors lead through to the Dining Room.

Kitchen 4.89m x 6.33m

Situated to the rear of the property is the spacious and extended Kitchen, featuring a range of walnut and cream shaker style wall and base units with complimentary chrome handles and granite work surfaces over-top. A central Island provides additional cupboard storage and prepping space, integrated wine rack and pendant lighting above. To the right of the room there are floor to ceiling storage units with central fridge freezer and further wine storage above. The Kitchen features integrated appliances including double oven and 5 ring gas hob with over head extractor hood, microwave and barista style coffee machine. A double glazed window looks to private rear garden, underneath which sits a stainless steel inset sink with chrome hose style tap. To the right a door provides access to the Dining Room with an opening leading to Orangery, to the left a door leads to Utility and WC. The room features recessed spotlighting to ceiling, a vertical radiator and tiled floor underfoot.



Accommodation

Dining Room 3.54m x 2.94m

Conveniently situated off the Kitchen is the Dining Room. Double doors lead to Lounge and an opening leads through to the Orangery. The room features wood flooring underfoot.

Orangery 5.65m x 3.07m

A welcomed addition to the property is the Orangery. Bi-fold doors lead to the private rear garden, welcoming the outside in. Wood flooring continues through from the Dining Room giving a nice flow between rooms. A pitched glass roof provides extensive light and view of the stars on an evening and the room features recessed lighting to ceiling.

Utility Room

Off the Kitchen is the Utility room, fitted with walnut and cream shaker style base units, complimenting the Kitchen. A stainless steel sink with drainer and chrome mixer tap sits beneath a double glazed window to side elevation and the room benefits from an integrated dishwasher. A door to the left provides access to the WC and to the right a further door provides access to the rear garden. The room features recessed spotlighting to ceiling and tiled floor underfoot.

WC

The WC consists of a white two piece suite comprising of pedestal wash hand basin and low level WC, the room features an opaque double glazed window to side elevation, recessed spotlighting to ceiling, chrome heated towel radiator and tiled floor under foot.



Accommodation

First Floor Landing

An open spindle galleried landing leads to Master Bedroom, Bedrooms 4, 5 & 6, Family Bathroom and storage cupboard. A further door provides access to the second floor. The landing features decorative panelling, a single radiator and carpet underfoot.

Master Bedroom 4.11m x 3.53m

The Master Bedroom is a spacious double room with double glazed window to front elevation, underneath which sits a single radiator. A feature wall of panelling adds a n elegant touch and focal point to this space. Built in double door wardrobes sit to the right and a door to the left provides access to the en-suite shower-room. The room features carpet underfoot.

En-suite Shower Room 1.32m x 1.76m

The en-suite shower-room offers a three piece suite comprising of glass shower enclosure with overhead power shower and glass doors, pedestal wash hand basin and low level WC. An opaque double glazed window looks to side elevation and the room features panelling complimenting that of the Master Bedroom, recessed spotlighting to ceiling, single radiator and tiled floor underfoot.

Bedroom 4 3.43m x 3.10m

Bedroom 4 is a spacious double room with double glazed window to rear elevation, underneath which sits a single radiator. The room benefits from carpet underfoot

Bedroom 5 3.29m x 2.60m

Bedroom 5 is a spacious double room with two double glazed window to front elevation. The room features a built in double door wardrobe, single radiator and carpet underfoot.



Accommodation

Bedroom 6 3.08m x 2.28m

Bedroom 6 is a double room with double glazed window to rear elevation, underneath which sits a single radiator. The room is currently utilised as a home office and features acoustic panelling creating a feature wall and benefits from wood flooring underfoot.

Family Bathroom 2.08m x 2.79m

The Bathroom consists of a white four piece suite comprising of tiled shower enclosure with contemporary glass and matte black sliding glass doors and power shower, panelled bath, pedestal wash hand basin and low level WC. A double glazed opaque window looks to rear elevation. Other features of the room include a double radiator and cushion effect tiled floor underfoot.

Second Floor Accommodation

Bedroom 2 4.29m x 3.62m

Bedroom 2 is a spacious double room with double glazed window to front elevation and Velux window to the rear. The room benefits from a single radiator and carpet underfoot. A door leads to en-suite shower room.

En-suite Shower Room 1.83m x 2.00m

The en-suite shower-room offers a three piece suite comprising of glass shower enclosure with overhead power shower and glass doors, pedestal wash hand basin and low level WC. A Velux window looks to rear elevation and the room features recessed spotlighting to ceiling, single radiator and tiled floor underfoot.

Bedroom 3 4.29m x 3.57

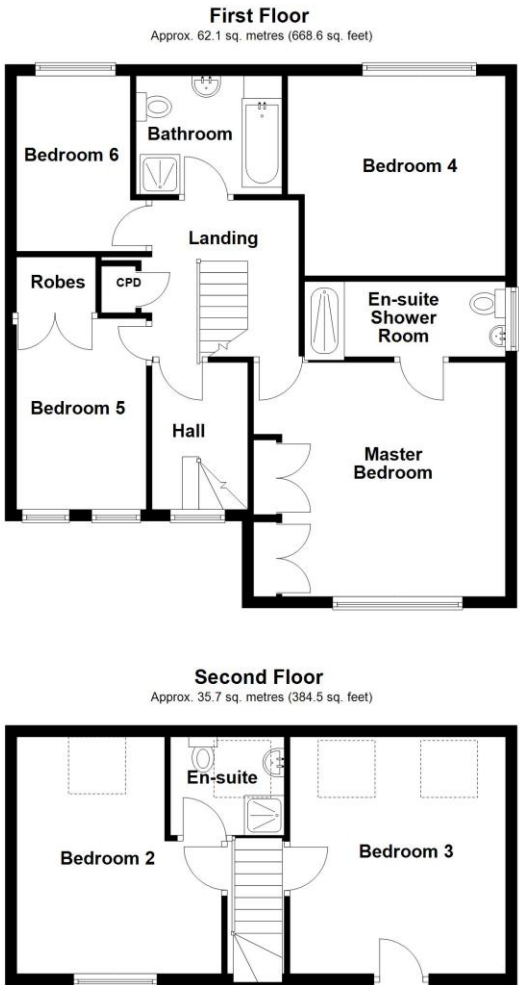
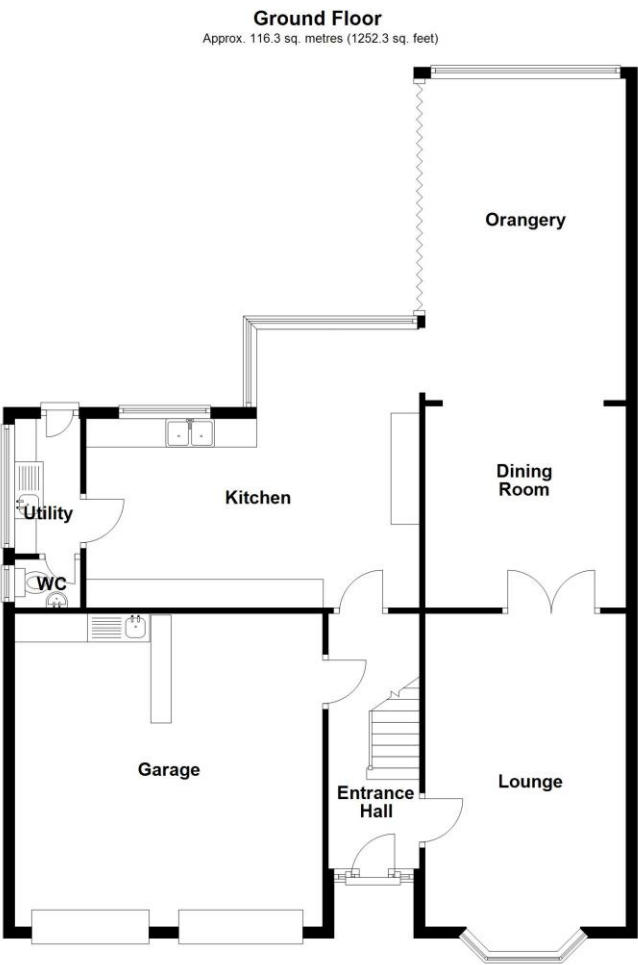
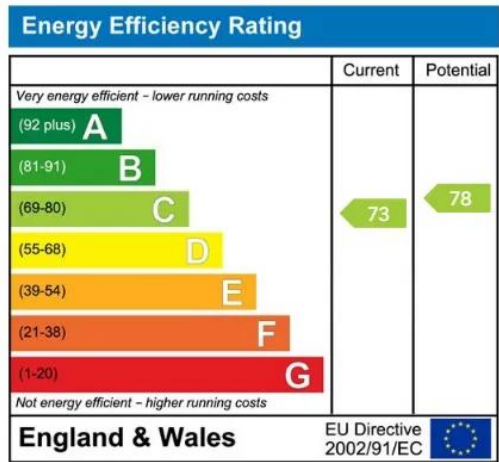
Bedroom 3 is a spacious double room with two Velux window to the rear. The room benefits from a single radiator and carpet underfoot. A door provides access to the loft/eaves providing additional storage.



Floor Plan & EPC

Approximate Gross Internal Area

Ground Floor	116.3 sq. metres /1252.3 sq. feet
First Floor	62.1 sq. metres /688.6 sq. feet
Second Floor	35.7 sq. metres /384.5 sq. feet
Total	214.2 sq. metres /2305.4 sq. feet



Total area: approx. 214.2 sq. metres (2305.4 sq. feet)





Local Authority
Northumberland County Council

Council Tax
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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 competition. 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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