



Doddington Drive, Cramlington, Northumberland

£399,950 Offers in Excess Of

MICHELLE ROPER

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# Doddington Drive

Cramlington, Northumberland, NE23 6DG

We offer For Sale this beautifully presented 4 Bedroom Detached Family Home on Doddington Drive, in the ever popular location of Cramlington, Northumberland.

Situated within a desirable plot and enjoying an extensive private garden to rear as well as off street parking for multiple vehicles via a block paved driveway leading to a single integral Garage.

The property briefly comprises of Entrance Hallway, Lounge, open plan Kitchen with integrated appliances, Dining Room and Snug and WC to Ground Floor. First Floor offers, Landing, Master Bedroom with En-Suite Shower room, Bedrooms 2, 3 & 4 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: £399,950 Offers in Excess Of**



# Accommodation

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## Entrance Hall

Through the composite front door we enter into the Hallway. Ahead an open spindle carpeted staircase leads to first floor accommodation to the right of which is a conveniently situated WC. To the right a door leads into the spacious Lounge. Ahead a further door leads to the Kitchen / Dining Room & Snug beyond. The Hall features a single radiator and tiled floor underfoot with underfloor heating.

## WC

The ground floor WC is conveniently situated off the Entrance Hall and offers a white two piece suite comprising of wall mounted hand basin and low level WC. The room is tastefully decorated with tiling to walls and tiled floor underfoot with under floor heating and chrome heated towel radiator.

## Lounge 4.16 m x 3.15m

Situated to the front of the property is the spacious Lounge. A double glazed window with shutters looks to front elevation. The focal point of the room is the media wall ideal for family movie nights. The room features recessed spotlights to ceiling and carpet underfoot.





# Accommodation

## Kitchen / Dining Room – 3.03m x 6.40 m

Occupying the rear of the property, the Kitchen/ Dining Room is the perfect family space for entertaining. To the right the Kitchen benefits from a range of Anthracite wall and base units with ovetop worksurfaces leading to breakfast bar. An inset stainless steel sink with hose style mixer tap sits beneath a double glazed window with shutters looking to rear elevation. Integrated appliances include an AEG oven and induction hob with overhead extractor hood, integrated Fridge Freezer and Dishwasher. The room features a pantry style cupboard and recessed spotlighting to ceiling. To the left of the Kitchen is the Dining area ideal for a family get together and evening meals. The space is accommodating of a dining table and enjoys views of the private rear garden accessible via Tri-fold doors. The room features a vertical radiator and tiled floor underfoot, continuing through from Kitchen with under floor heating.



## Snug 3.03 m x 2.78

Off the Dining room is the Snug, overlooking the spacious rear garden. The room features acoustic panelling and is a great space to retreat away from the Lounge. The room features recessed spotlighting to ceiling, vertical radiator and tiled floor underfoot.

## Utility 1.26 m x 2.49m

Off the Kitchen is the Utility, A door to the left provides access to the rear garden. The Utility features a worksurface with inset sink and cupboard beneath, plumbed for automatic washing machine. Recessed spotlights to ceiling and tiled floor underfoot with under floor heating.



# Accommodation

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## First Floor Landing

The carpeted landing provides access to Master Bedroom, Bedrooms 2, 3 & 4 and Bathroom. The landing is spacious with open spindle balustrade.

## Master Bedroom – 4.84 m x 3.13 m

Situated to the front of the property is the spacious Master Bedroom. A double glazed window looks to front elevation. A door to the right provides access to the En-suite Shower room and the room benefits from built in double door wardrobes, a single radiator and carpet underfoot.

## En-Suite Shower room – 1.26 m x 2.16 m

The En-Suite Shower room consists of a white three piece suite comprising of walk in shower enclosure with power shower and glass door, low level WC and wall mounted wash hand basin. A double glazed opaque window looks to front elevation and the room features recessed spotlighting to ceiling, tiling to walls, chrome heated towel radiator and tiled floor under-foot.





# Accommodation

## Bedroom 2 – 3.21 m x 3.92 m

Bedroom 2 is situated to the front of the property and benefits from a double glazed window with shutters to front elevation. The room is a spacious double and features carpet under-foot.

## Bedroom 3 – 2.65 m x 3.20 m

Bedroom 3 is situated to the rear of the property and benefits from a double glazed window with shutters to rear elevation. The room features carpet underfoot.

## Bathroom – 1.98 m x 3.29 m

The Family Bathroom is situated centrally and consists of a four piece suite comprising of bath with wall mounted thermostatic control, wall mounted hand wash basin and low level WC. Walk in shower with Power Shower and glass doors. The room features a double glazed opaque window with shutters to rear elevation, chrome heated towel radiator, recessed spot lighting to ceiling and complimentary tiled walls with tiled floor under-foot.

## Bedroom 4 – 3.08 m x 2.73 m

Bedroom 4 is situated to the rear of the property and is a further spacious double.. To the right are fitted robes provide ample storage and ahead a double glazed window looks to rear elevation. The room features carpet underfoot.



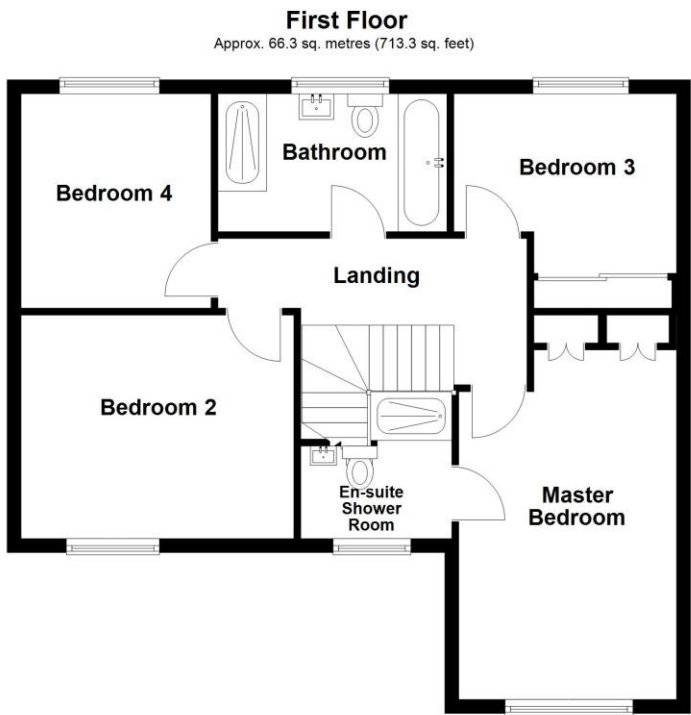
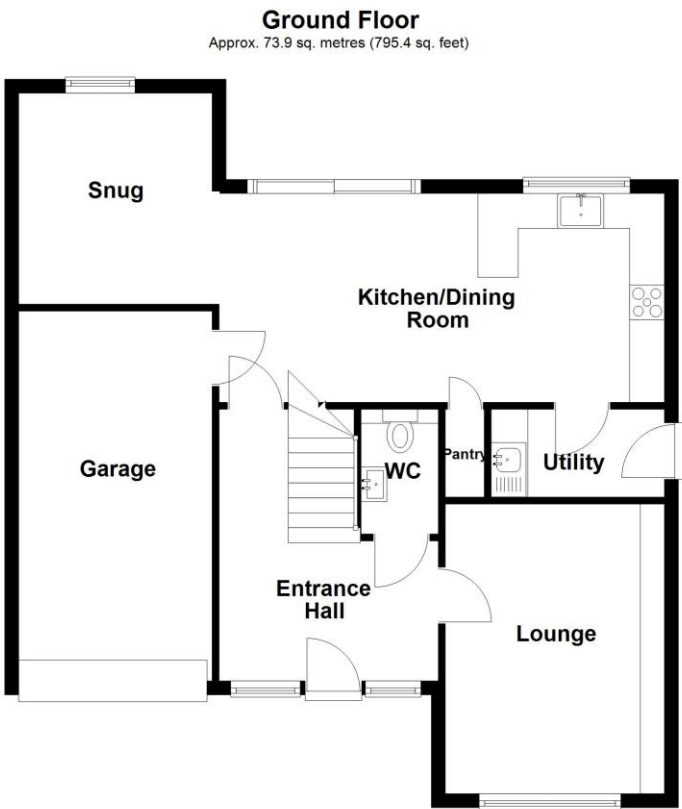
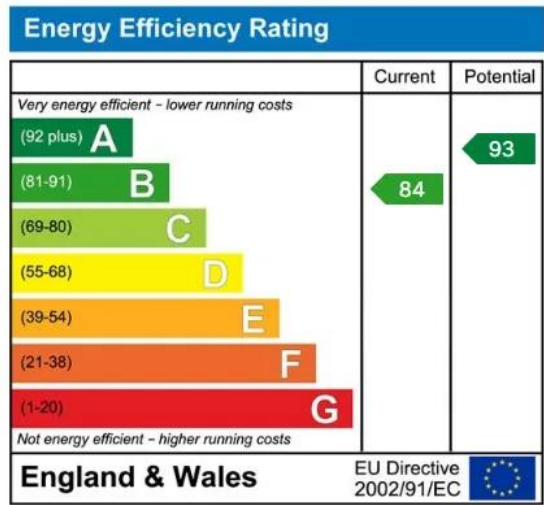
# Floor Plan & EPC

## Approximate Gross Internal Area

Ground Floor 73.9 sq. metres / 795.4 sq. feet

First Floor 66.3 sq. metres / 713.3 sq. feet

Total 140.2 sq. metres / 1508.7sq. feet



Total area: approx. 140.2 sq. metres (1508.7 sq. feet)





### Externally

To the front of the property is an extensive block paved driveway with parking for multiple vehicles, leading to an integral Garage.

To the rear the property enjoys a private garden with fenced boundary enjoying fields beyond. The garden is laid mainly with porcelain paving leading to a low maintenance area of artificial grass. A raised seating area with fire pits and ice buckets is the perfect place to enjoy Summer evenings.

### Summer House 5.00 m x 2.70 m

With fully functioning bar, dart board, acoustic panelling and large screen pull down TV, making outside viewing possible, the Summer House is an extension of the lifestyle that this property already offers.

### Garage 5.27m x 2.81 m

The Integral Garage is accessible via the Dining area and features electrics, lighting, storage and electric door to front driveway. Electric car charging point installed.





Local Authority  
Northumberland County Council

Council Tax  
Band 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 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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