



A substantial five bedroom detached property which occupies a truly idyllic position within a private 0.25-acre plot, close to Plessey Woods near Cramlington. We anticipate this may suit a variety of buyers; particularly given the versatility and undoubted scope for independent annex-type use. The accommodation has been modernised by the current owners and the rooms throughout and generously proportioned. Externally is ample driveway parking, a double integral garage and enclosed south-west facing lawned gardens. The stunning location captures tremendous surrounding views and is also very well placed for access to local amenities, schools and transport links. Viewings are highly recommended.

- Five Bedrooms
- Four Bathrooms
- Parking & Double Garage
- Three Reception Rooms
- South-West Facing
- Idyllic Location & Views

### **Family Kitchen** 29' 1" by 21' 3" (8m 87cm by 6m 48cm)

Wall and floor units with Quartz surfaces over, incorporating a sink and drainer unit with a 'Pro-Boil' instant hot-water mixer tap. Integrated double oven and microwave, Separate centre island with induction hob and breakfast bar, Multi fuel stove in feature inset, Bi-folding doors to external, Double glazed window, Double central heating radiator.

### **Utility** 16' 8" by 10' 11" (5m 7cm by 3m 34cm)

Range of base units with quartz surfaces, Porcelain sink and drainer unit with mixer tap, Electric oven point, Fitted pantry-style cupboards, Double glazed window, Door to external, Single central heating radiator.

### **Lounge** 29' 2" by 14' 2" (8m 88cm by 4m 33cm)

Feature open fireplace with cast-iron and tiled inset, Engineered laminate flooring, Double glazed bay window with window seat, Two double glazed windows, Double central heating radiator.

### **Dining Room** 22' 5" by 15' 3" (6m 82cm by 4m 65cm)

Engineered laminate flooring, Double glazed double door to external, Double glazed bay window, Two double central heating radiators.

### **Study** 8' 11" by 7' 4" (2m 73cm by 2m 24cm)

Double glazed window, Door to external, Single central heating radiator.

### **WC** 5' 4" by 2' 11" (1m 63cm by 88cm)

WC, Wash hand basin, WC.

### **Guest Bedroom (Five)** 13' 1" by 8' 3" (4m by 2m 52cm)

Two double glazed window, Engineered laminate flooring.

### **Wet-Shower Room** 14' 3" by 4' 4" (4m 35cm by 1m 31cm)

Wet-shower, Wash hand basin, WC, Double glazed window, Single central heating radiator, Extractor fan.

### **Inner Reception Hall** 14' 5" by 13' 5" (4m 40cm by 4m 10cm)

Stairs to first floor, Double central heating radiator.



**A&G Land & Property Agents.**

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## First Floor Landing

Two walk-in cupboards, Double glazed window, Single central heating radiators.

## Bedroom One *16' 5" by 14' 8" (5m by 4m 47cm)*

Walk-in wardrobe, Additional built-in mirror fronted wardrobes, Four double glazed windows, Double central heating radiator.



## En-Suite *8' 5" by 8' 1" (2m 57cm by 2m 47cm)*

Corner shower cubicle, Wash hand basin with vanity unit, WC, Double glazed window, Heated towel rail, Tiled floor.



## Bedroom Two *14' by 11' 9" (4m 27cm by 3m 57cm)*

Walk-in wardrobe, Two double glazed windows, Double central heating radiator.



## En-Suite *8' 5" by 7' 9" (2m 56cm by 2m 36cm)*

Bath with shower head attachment, Wash hand basin, WC, Double glazed window, Single central heating radiator.

## Bedroom Three *18' 11" by 13' 3" (5m 77cm by 4m 4cm)*

Two built-in wardrobes, Two double glazed windows, Double central heating radiators.



## Bedroom Four *15' 1" by 18' 4" (4m 59cm by 5m 58cm)*

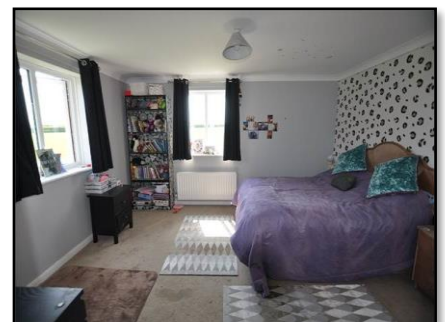
Two double glazed windows, Double central heating radiator.

## Double Garage *20' 1" by 16' 8" (6m 12cm by 5m 7cm)*

With power and light, Plumbed for washing machine, Workbench, Stairs to converted attic bedroom.

## Converted Attic Room *19' 9" by 16' 11" (6m 1cm by 5m 15cm)*

Double glazed window, Double central heating radiator.



## En-Suite *4' 9" by 4' 8" (1m 44cm by 1m 42cm)*

WC, Wash hand basin.

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## External

Ample driveway parking, Enclosed lawned gardens with a patio seating area and established boundary hedgerows.

## Tenure

Freehold.

## Services

Oil central heating, mains electricity and water, Septic tank drainage.  
Council tax band F.  
EPC D rating.

## Disclaimer

These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment.



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