

RICKARD

CHARTERED SURVEYORS & ESTATE AGENTS

2 LONGHIRST DRIVE CRAMLINGTON NORTHUMBERLAND NE23 7XL



- Four Bedroom Detached
- Two Ensuite Bedrooms
- Excellent Location For Families
- Tenure: Freehold
- Services: Mains GCH, Electric, Water & Sewage

- Open Plan Kitchen Dining Area
- Double Garage & Garden Room
- EPC: TBC
- Council Tax Band: E

Offers Over £375,000

2 LONGHIRST DRIVE CRAMLINGTON NORTHUMBERLAND NE23 7XL

A beautifully presented, four bedroom detached home with a recently updated open plan kitchen diner, sun room, two ensuite bedrooms and a double garage. Occupying a prominent position at the entrance to Southfield Gardens, a highly regarded modern development within Cramlington. The property is ideally located for Cramlington learning village and the town centre itself is just a short distance away with an excellent range of amenities including further schooling, train station, health and leisure facilities and shopping centre with restaurants and a cinema.

The accommodation is presented to an immaculate standard and briefly comprises of:- Entrance hall with double doors to the lounge, impressive open plan kitchen area with central island, integrated appliances, French doors to the rear garden and open plan access to the sun room. There is also a utility room and ground floor wc. To the first floor there is a large master bedroom with ensuite shower room/wc, guest bedroom with fitted wardrobes and ensuite shower room/wc, third double bedroom and fourth single room, both with fitted wardrobes along with a family bathroom/wc. Externally the property has gardens to both front and rear. The rear garden has a garden room/home office and the front offers a multi car driveway for off street parking along with a double garage.

Early viewing is highly recommended to fully appreciate the accommodation on offer.

ENTRANCE HALL

Entrance door to the front leading to hallway with stairs leading to the first floor, radiator and double doors leading to the lounge.

GROUND FLOOR WC

Fitted with a wc and wash hand basin. Double glazed window to front and radiator.

LOUNGE

10'11" x 18'0" (3.33 x 5.51)

Measurement excludes bay window.

A good size reception room with a double glazed bay window to the front, feature fireplace, spotlighting to the ceiling and a radiator



ADDITIONAL IMAGE

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KITCHEN DINER

9'1" x 26'10" (2.78 x 8.2)

An impressive, family orientated space with a contemporary kitchen fitted in 2023. The kitchen area has a central island with cupboards, breakfast bar and an integrated wine cooler. There are further wall and base units with co-ordinating work tops with a 1.5 sink drainer unit with mixer tap and integrated appliances including oven, hob and extractor hood, microwave, dishwasher and fridge freezer. The dining / family area has double glazed French doors to the rear garden, radiator and there is spotlighting to the ceiling.



ADDITIONAL IMAGE



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SUN ROOM

10'6" max x 10'3" max (3.21 max x 3.13 max)

Open plan from the kitchen, the room provides a versatile space and is currently used as a dining area. Double glazed windows, spotlighting to ceiling and double glazed French doors to the rear garden.



UTILITY ROOM

Located off the kitchen with fitted wall and base units, roll top work surfaces with a sink drainer unit and mixer tap, plumbing for washing machine and an external door to the side.



FIRST FLOOR LANDING

MASTER BEDROOM

A large master bedroom with double glazed windows to the front and radiator.



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ADDITIONAL IMAGE



ENSUITE

Fitted with a mains shower in cubicle, wash hand basin and wc.
Partial tiling to walls, tiled floor, heated towel rail and extractor fan.



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GUEST BEDROOM

10'7" x 11'5" including wardrobes (3.23 x 3.48 including wardrobes)

A double bedroom with fitted wardrobes, double glazed window to rear and radiator.



ENSUITE

Fitted with a wash hand basin in vanity unit with illuminated mirror over, shower in cubicle and wc. Heated towel rail and extractor fan.



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BEDROOM THREE

12'11" exc. window x 8'7" max (3.95 exc. window x 2.62 max)
Measurement includes wardrobes but excludes window recess.

A double bedroom with fitted wardrobes, dormer style double glazed window to front, radiator.



BEDROOM FOUR

11'5" x 8'10" including wardrobes (3.49 x 2.7 including wardrobes)
Double glazed window to rear, radiator and fitted wardrobes.



BATHROOM/WC

Fitted with a panelled bath with shower head attachment, wc and wash hand basin in vanity unit. Double glazed window to rear, radiator and extractor fan.



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EXTERNALLY

The rear of the property has an enclosed garden, mainly lawned with patio area. There is also a further patio area to the side, behind the garage which offers further garden space.

The front of the property has a front garden and driveway providing off street parking for circa. three cars.



GARDEN ROOM / OFFICE

Located in the rear garden this addition provides a very useful and versatile space for modern day needs. Currently used as an office, with electric supply and double glazed windows.



GARAGE

Integrated double garage with two up and over doors, power and lighting.



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GENERAL INFORMATION

These particulars are produced in good faith, and are set out as a general guide only, they do not constitute part or all of an offer or contract.

The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck the measurements before committing to any expense. No apparatus, equipment, fixtures, fittings or services have been tested and it is the buyer's responsibility to seek confirmation as to the working condition of any appliances.

As the agent we have not sought to verify the legal title of the property and verification must be obtained from a solicitor.

Fixtures and fittings that are specifically mentioned in these particulars are included in the sale, all others in the property are specifically excluded.

Photographs are produced for general information and it must not be inferred that any item is included for sale within the property.

MATERIAL INFORMATION

Material information is no substitute for professional advice, and consumers should be aware that the information collected may not accurately reflect the full extent of the property condition which would be covered through a home survey.

Efforts have been made to ascertain as much information as possible with regard to material information but this information is not exhaustive and cannot be fully relied upon, purchasers will need to seek further clarification from their legal advisor.

Electricity Supply - Mains

Water Supply - Mains

Sewerage - Mains

Heating - Mains GCH

Broadband and Mobile - Available - including Ultrafast broadband .(Ofcom Broadband & Mobile Checker Jan 2024).

Flood Risk - Rivers & Sea - Very Low Risk. Surface Water - Low risk. Source gov.uk January 2024.

Planning Permission - There are currently no active planning permissions for Longhirst Drive. For more information please see - Source <https://publicaccess.northumberland.gov.uk/online-applications/simpleSearchResults.do?action=firstPage> - January 2024.

Coalfield & Mining Areas - The Coal Authority indicate that this property is located on a coalfield. Your legal advisor will be able to advise you of any implications of this.

TENURE & COUNCIL TAX BAND

Freehold - We cannot verify the Tenure of the property as we do not have access to the documentation. Purchasers must ask their legal advisor to confirm the Tenure.

Council Tax Band: E taken from gov.uk January 2024.

FLOOR PLAN

This plan is not to scale and is for identification purposes only.

GOOGLE MAPS - GENERAL NOTE

If you are using Google Maps, satellite or Street View please be aware that these may not show any new development in the area of the property.

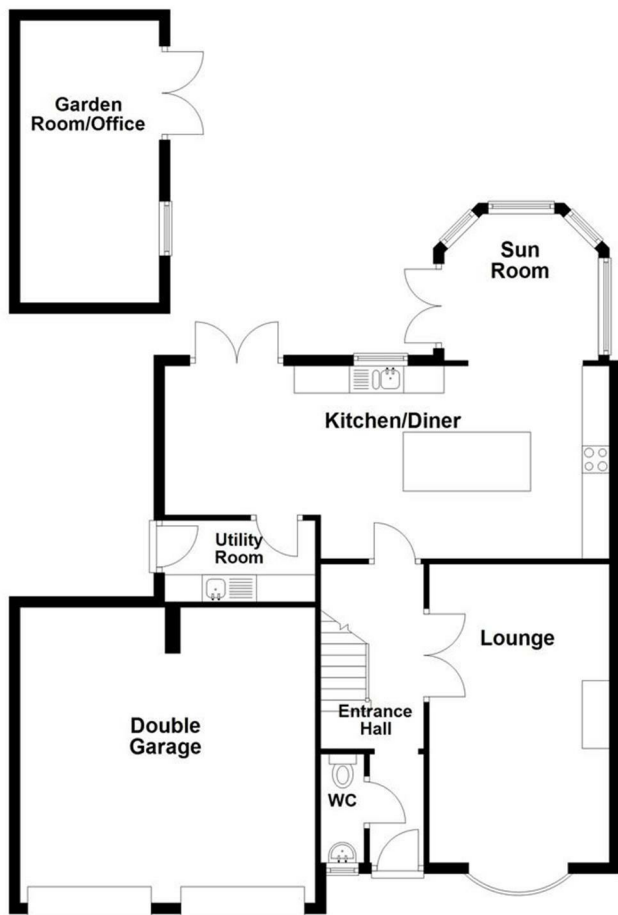
VIEWING ARRANGEMENTS

BY PRIOR ARRANGEMENT THROUGH OUR MORPETH OFFICE (01670) 513533

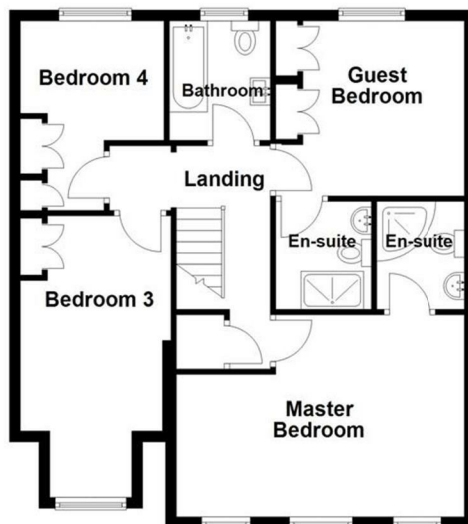
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Ground Floor



First Floor



Floor plan is approximate and is provided for visual reference only.
Plan produced using PlanUp.

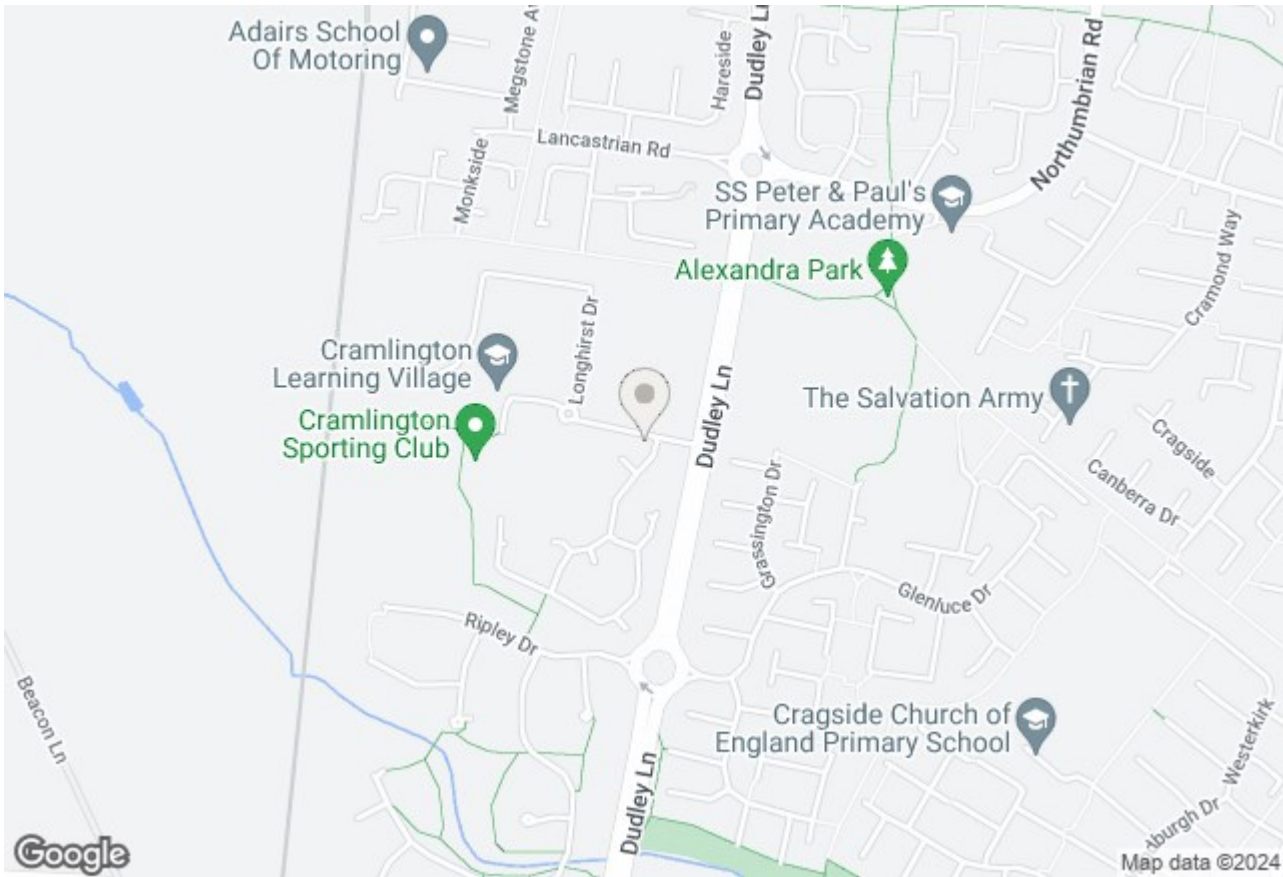
Longhirst Drive

Energy Efficiency Rating

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

Environmental Impact (CO₂) 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		
England & Wales	EU Directive 2002/91/EC	



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