



7 Garforth Close
, Cramlington, NE23 6EW

£285,000



Trading Places



7 Garforth Close

, Cramlington, NE23 6EW

Trading Places are honoured to welcome to the market, this stunning three bedroom detached house situated in a sought after residential location on Garforth Close in Cramlington. This rare to the market property is well located close to local amenities and benefits from double glazing, gas central heating and is freehold.

The charming detached home begins with a spacious porch with a door to the welcoming hallway, providing access to the principal rooms of the ground floor and to the first floor landing via the staircase. The hall firstly leads into the generously sized living room/ dining room boasting a bay window to the front allowing for natural light. The dining area is open plan from the living room and has doors to the large conservatory which provides access into the rear garden. At the rear of the hall is the modern kitchen with integrated electric oven and hob. Completing the ground floor, there is a functional utility room, downstairs toilet and variety of storage space. To the first floor, there are two generously sized double bedrooms with fitted wardrobes, single bedroom and modern family bathroom. Externally, there is a low maintenance front garden, driveway and garage. To the rear of the property is an enclosed garden with laid lawn and patio which can be accessed via the utility room and conservatory.

Cramlington is a popular town with a variety of shopping stores around the Manor Walks development, also featuring a cinema and a leisure centre. The town also boasts excellent schools including the excellent Cramlington Learning Village, doctors surgeries, sports clubs, public houses and restaurants, and is connected to Newcastle and beyond via the excellent transport network.

A viewing is strongly advised, contact Trading Places on 0191-2511189 to arrange yours.
Council Tax Band C. EPC Rating C.

Porch

A generously sized porch entered via a UPVC door with obscure glass insert. Large windows to front and side allowing for an abundance of natural light. Door to the entrance hallway.

Entrance Hallway

This welcoming entrance hallway is homely and airy. Doors leading to open plan living/dining room, kitchen and garage. Large storage cupboard, under stairs cupboard and slimline storage cupboard. Attractive oak staircase leading to first floor.

Living/Dining Room

22'4 x 13'3 (to the longest points) (6.81m x 4.04m (to the longest points))

Lounge Area - 4.04m x 3.51m

Dining Area - 3.25m x 3.07m

Homely open plan front facing living room providing a fantastic social space. Double glazed bay window with large window sill, large double radiator, ceiling coving, and TV point. Open plan to dining room with large double radiator, ceiling coving and UPVC double glazed doors with windows to both sides leading to conservatory.

Conservatory

A bright and spacious relaxing room with ceiling to sill height UPVC windows. Tiled floors, double radiator and double doors leading to private rear garden.

Kitchen

9'3 x 8'3 (2.82m x 2.51m)

Stunning newly fitted modern kitchen benefitting from a range of white gloss wall, base and drawer units with contrasting 'Quartz' worktops and upstands. Integrated appliances including eye level electric oven and gas hob with overhead extractor and 'Quartz' splashback. One and a half bowl 'Franke' white sink with drainer and chrome mixer tap. Integrated fridge, modern tiled walls, ceiling spotlights, laminate flooring and double glazed UPVC window.





Utility

Accessed via the hallway through half garage. Modern wall and base units with contrasting worktops. Space for fridge freezer and washing machine. Sink with mixer tap and drainer, UPVC double glazed window with obscure glass and door to rear garden. Laminate grey flooring.

Downstairs WC

Functional downstairs WC with modern low level WC and slim line vanity wash basin with storage below and tiled splash back. Laminate grey flooring.

Landing

Bright and airy landing with double glazed large window to side elevation allowing for natural light. Doors to all bedrooms and bathroom. Large storage cupboard, ceiling coving and loft access with ladder and lighting.

Bedroom One

12'9 x 10'4 (3.89m x 3.15m)

Front facing double bedroom with fitted wardrobes to one wall, double glazed window, double radiator and ceiling coving.

Bedroom Two

12'1 x 8'5 (3.68m x 2.57m)

Rear facing double bedroom with fitted wardrobes, double radiator, double glazed UPVC window and ceiling coving.

Bedroom Three

8'7 x 7'2 (2.62m x 2.18m)

Single front facing bedroom with storage and UPVC double glazed window.

Bathroom

8'8 x 6'2 (2.64m x 1.88m)

Modern newly fitted family bathroom with large shower enclosure with shower mains. Fitted vanity unit with integrated WC and wash basin, storage below. Large towel warmer, UPVC double glazed window with obscure glass. Tiled walls and flooring.

Garage

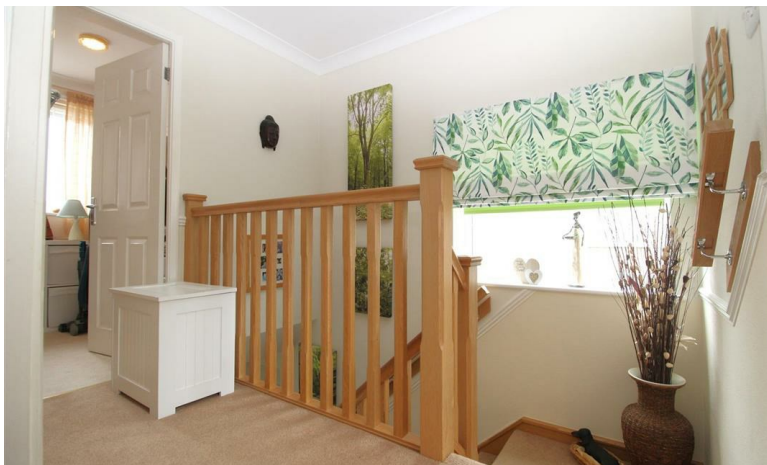
Accessed from the driveway and entrance hallway. Current owner has made this a functional space for storage and access to modern utility and downstairs WC to suit modern living.

Front Gardens

This fantastic corner plot offers laid lawn, mature shrubs and borders and driveway parking.

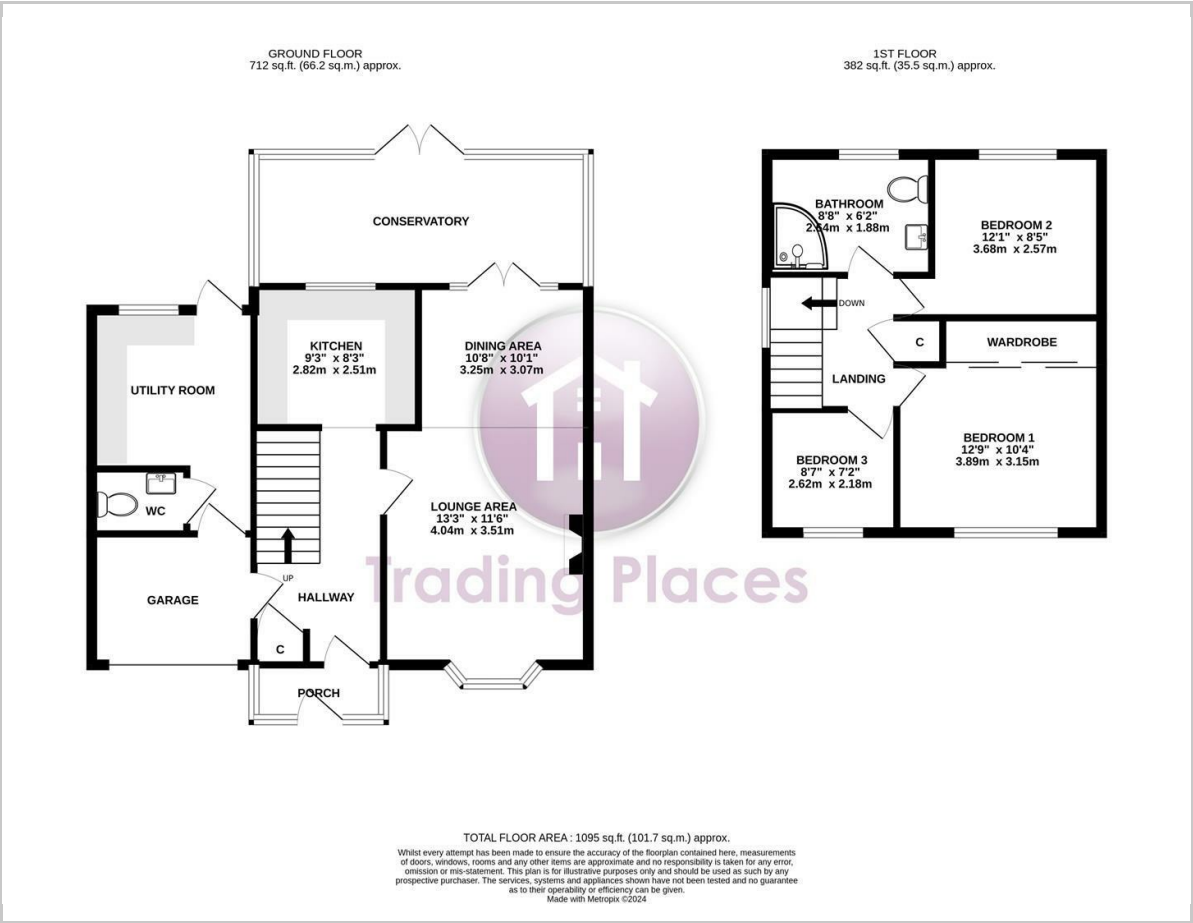
Rear Gardens

This fantastic rear garden is a private and relaxing space with wall and fenced boundaries. Laid lawn, paved and gravelled sitting area. Mature trees, shrubs and plants.

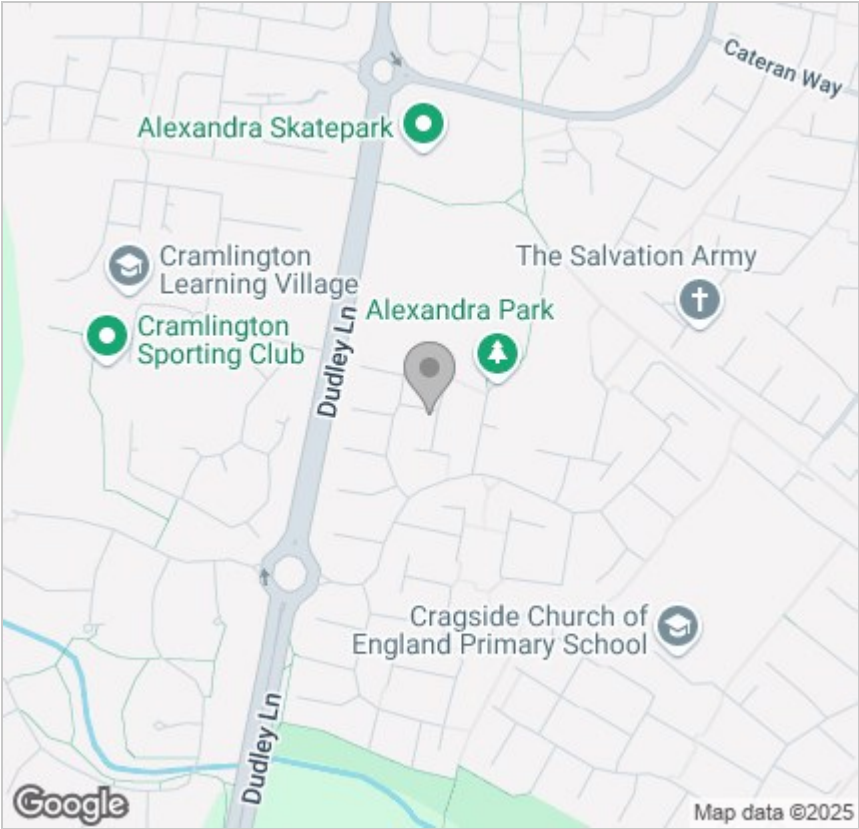




Floor Plan



Area Map

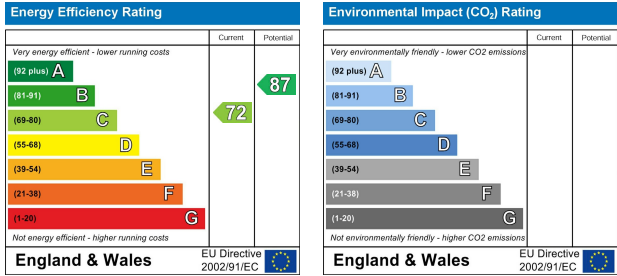


Viewing

Please contact our Trading Places Office on 0191 251 1189 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Graph



82 Park View, Whitley Bay, Tyne and Wear, NE26 2TH
Tel: 0191 251 1189
Email: info@tp-property.co.uk
www.tp-property.co.uk



Trading Places