



## Sheldon Grove, Cramlington, NE23 3LP

**£470,000**

Extended detached house in popular location. Impressive dining kitchen plus 3 reception rooms, 4 double bedrooms with en suite to bed 1 and dressing room to bed 2 plus modern 4 piece bathroom. Well presented gardens plus double driveway leading to double garage with remote controlled doors.





# 3 Sheldon Grove, Cramlington, NE23 3LP

We are delighted to offer for sale this extended executive detached house located in a popular area with access to amenities and transport links plus within catchment of OFSTED 'Good' Primary and Secondary schools.

As you would expect the property benefits from gas central heating and PVCu double glazing. There is a modern dining kitchen plus modern 4 piece bathroom, en suite and WC. Items of particular note include twin patio doors plus gas fire and limestone surround to lounge, feature walk in bay window and electric stove to the family room, wardrobes to bedroom 1 plus dressing room accessed from bedroom 2. There are ample sockets and media points to the property. The home is ready to move in with flooring and curtains included as fitted.

To the ground floor is an entrance hall, lounge, family room, conservatory, dining kitchen and WC. There are 4 double bedrooms accessed from the first floor landing with en suite to bedroom 1 and dressing room to bedroom 2 plus a modern 4 piece bathroom.

The property is located on an impressive plot with well maintained mature gardens with lawns, planting, patio and shed. There is a double driveway leading to a double garage with remote controlled doors plus personnel door and utility area.

Tenure - Freehold  
Council Tax - Band E

The property comprises.

## GROUND FLOOR

### Entrance Hall

With fitted carpets. Personnel door leading to garage.

### Lounge 18'1"(max) x 15'7"(max) (5.52m(max) x 4.76m(max))

Having twin patio doors plus gas fire and limestone surround plus carpets, curtains and blinds.

### Family Room 13'8"(max) x 11'4"(max) (4.17m(max) x 3.47m(max))

Having a feature walk in bay window, electric stove and surround plus carpets and blinds.

### Conservatory 13'9"(max) x 9'6"(max) (4.21m(max) x 2.92m(max))

Having a solid roof with recessed spot lights and fitted carpets. Patio doors leading to the rear garden.

### Dining Kitchen 16'0"(max) x 14'1"(max) (4.90m(max) x 4.31m(max))

A light dual aspect room having a comprehensive range of modern wall and base units with complimenting laminate worktops and upstands plus glass splash back. With double oven, 5 ring hob, hood and fridge freezer. With laminate flooring and blinds.

### WC 4'7" x 3'10" (1.42m x 1.18m)

Having white sanitary ware with tiling, chrome ladder radiator and flooring.

## FIRST FLOOR

### Landing

With fitted carpets.

### Bedroom 1 14'4"(max) x 11'5"(max) (4.39m(max) x 3.50m(max))

With wardrobes, carpets, curtains and blinds.

### En Suite Bathroom 6'1" x 5'6" (1.87m x 1.68m)

Having modern white sanitary ware with tiling, chrome ladder radiator, vinyl flooring and blind.

### Bedroom 2 12'4"(max) x 10'6"(max) (3.78m(max) x 3.21m(max))

With carpets and blinds. Leading to.

### Dressing Room 10'2"(max) x 7'10"(max) (3.12m(max) x 2.41m(max))

With carpets and blinds.

### Bedroom 3 12'5"(max) x 8'6"(max) (3.79m(max) x 2.61m(max))

With carpets and blinds.

### Bedroom 4 11'1" x 7'8" (3.38m x 2.34m)

With carpets and blinds.

### Bathroom 8'9" x 5'8" (2.68m x 1.75m)

Having a modern 4 piece suite with bath and shower plus tiling, recessed spot lights, chrome ladder radiator, vinyl flooring and blind.

## EXTERNAL

The property is located on an impressive plot with well maintained mature gardens with lawns, planting, patio and shed. There is a double driveway leading to a double garage with remote controlled doors plus personnel door and utility area.







