



Lodsworth Drive,
Cramlington

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- Detached Family Home
- Five Bedroom

- Family Bathroom & Two En-Suites
- Modern Kitchen & Dining Space

- Double Garage & Multi Car Driveway
- EPC: C/ Council Tax: Freehold

£440,000

What a pleasure to present this magnificent detached property in a highly sought-after location. This larger style property is in immaculate condition and offers a wealth of living space. A perfect home for families, it boasts five bedrooms, three bathrooms, two comfortable reception rooms and a modern, open-plan kitchen/dining area - perfect for entertaining with views of the private rear garden. The open-plan kitchen is a real highlight. It features modern appliances and has a lovely clean appeal. A useful breakfast bar separate the kitchen and dining area and there is plenty of space for a large dining table for family mealtimes. The property also benefits from a useful utility area with access to the generously sized double garage and a handy downstairs cloakroom. The main lounge is a welcoming and comfortable space with direct access to the rear garden. The second reception room provides a cosy snug area – perfect for an office or additional dining space or even a playroom. The master bedroom comes with built-in wardrobes and an ensuite, offering a private and comfortable retreat - it really does feel like you are in your own quarters in this space. The second spacious double bedroom is not only accompanied by an ensuite but also boasts a dressing room area and fitted wardrobes. The third bedroom is a well-proportioned double room, offering ample space for all your needs and rear garden views. Two further good-sized bedrooms complete the upstairs bedroom space. The location is ideal with close proximity to public transport links, local amenities, schools, and green spaces. It also offers a peaceful environment making it a perfect family home. This property is a must-see, combining space, comfort, and a prime location. Don't miss this opportunity to own a beautiful home in a desirable location. Call our office today to book your viewing!

PRIMARY SERVICES SUPPLY

Electricity: Mains
Water: Mains
Sewerage: Mains
Heating: Mains
Broadband: fibre
Mobile Signal Coverage Blackspot: no
Parking: multi car drive wand double garage

MINING

The property is not known to be on a coalfield and not known to be directly impacted by the effect of other mining activity. The North East region is famous for its rich mining heritage and confirmation should be sought from a conveyancer as to its effect on the property, if any.

ACCESSIBILITY

This property has accessibility adaptations:

- Suitable for wheelchair access, level access and wide doorways.

TENURE

Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

COUNCIL TAX BAND: E

EPC RATING: C

BD008150JY.S06.6.24.V.1

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Entrance Porch

Composite entrance door.

Entrance Hallway

Stairs to first floor landing, tasteful wood effect flooring, wall mounted heater.

Downstairs Wc 5.47ft x 3.44 ft (1.66m x 1.04m)

Low level wc, wash hand basin, wood effect flooring, single radiator.

Lounge 15.24ft x 13.96ft (4.64m x 4.25m)

Double glazed window to front, two double radiators, gas fire with surround, television point, double glazed patio doors to the rear.

Second Reception Room/Snug 10.88ft x 6.97ft (3.31m x 2.12m)

Double glazed window to front, single radiator.

Kitchen/Dining Area (L Shaped Room) 20.32ft x 15.85ft (6.19m x 4.83m)

Double glazed window to the rear, fitted with a range of wall, floor and drawer units with coordinating sink unit and drainer with mixer tap, built in electric oven, electric induction hob with extractor fan above, integral fridge/freezer, integral dishwasher, tasteful wood effect flooring, spotlights, breakfast bar.

Utility Room 5.68ft x 8.87ft (1.73m x 2.70m)

Double glazed window to side, fitted wall and base units and work surface, stainless steel sink unit with mixer tap, plumbed for washing machine, wood effect flooring, space for dryer, door to double garage.

Bedroom One 19.99ft max into entrance doorway (6.09m) x 18.62ft max into window recess (5.67m)

Double glazed window to front, two single radiators, fitted wardrobes, entrance door to:

En-Suite 6.35ft x 6.27ft (1.91m x 1.93m)

Double glazed window to side, low level wc, pedestal wash hand basin, extractor fan, double shower cubicle, tiling to walls, heated towel rail, spotlights, tiling to floor.

Bedroom Two (20.34ft into dressing area recess x 10.44ft (6.19m x 3.18m)

Double glazed window to side and rear, two single radiators, fitted wardrobes.

Ensuite 7.07ft into shower x 6.48ft (2.15m x 1.97m)

Double glazed window to side, large shower cubicle (mains shower), part tiled walls, tiled flooring, heated towel rail, pedestal wash hand basin, low level wc.

Bedroom Three 13.97ft x 10.43ft into recess (4.25m x 3.17m)

Double glazed window to rear, radiator.

Bedroom Four 10.04ft x 8.95ft (3.06m x 2.72m)

Double glazed window to front, radiator.

Bedroom Five 10.21ft x 7.23ft (3.11m x 2.20m)

Double glazed window to front radiator.

Bathroom 7.55ft x 6.34ft (2.30m x 1.93m)

Three-piece white suite comprising; paneled bath, wash hand basin and low level wc (set in vanity unit), spotlights, double glazed window to side, heated towel rail, tiled walls and flooring, extractor fan.

External

Front Garden laid mainly to block paving with space for multiple vehicles, access to double garage, access to rear garden.

Rear garden laid mainly to lawn, patio area, trees, bushes and shrubs, side access.

Garage

Attached double garage, up and over doors, power and lighting, combi boiler.



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