



**ROOK
MATTHEWS
SAYER**

EPC:D
Council Tax: D
Tenure: Freehold

Welbury Way, Cramlington
Offers Over £380,000

Welbury Way, Cramlington

- Chain Free
- Two Generous Living Rooms
- Balcony Overlooking Valley Park
- Four Bedroom/En-Suite To Master
- Forest Trails Ideal For Dog Walks
- EPC: D / Council Tax Band:D /Tenure:Freehold

Offers Over £380,000

Entrance

UPVC entrance door, tiling to floor, spotlights, double glazed door leading to:

Entrance Hallway

Stairs to first floor landing, feature radiator.

Cloaks/Wc

Low level wc, wash hand basin (set in vanity unit), laminate flooring, extractor fan, window to front, spotlights, cladding to ceiling.

Lounge/Diner 20'5 x 14'6 (6.22 x 4.41)

Double glazed window to front, television point, single radiator, coving to ceiling.

Lounge 12'06 x 18'11 (3.81 x 5.77)

Double glazed window to front and rear, two double radiators, television point, coving to ceiling.

Office 11'06 x 9'5 (3.50 x 2.86)

Double glazed window to rear, dado rail.

Kitchen 15'5 x 9'2 (4.70 x 2.81)

Double glazed window to rear, fitted with a range of wall, floor and drawer units with granite work top surfaces, co-ordinating sink unit and drainer with mixer tap, tiled splash backs, extractor fan, space for range oven, integrated dishwasher and microwave, laminate flooring, pull down television, spotlights.

Utility Room 14'6 x 9'3 (4.41 x 2.81)

Double glazed window to rear, fitted wall and base units and work surface, stainless steel sink unit with mixer taps, plumbed for washing machine, double radiator, double glazed door to rear, boiler, space for dryer and drinks fridge.

First Floor Landing

Loft access, sliding doors to balcony.

Loft

Boarded, pull down ladders, lighting and power.

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Bedroom One 20'5 x 14'6 (6.22 x 4.41)

Double glazed window to front and side, two single radiators, walk in wardrobe with fitted wardrobes, drawers and vanity, coving to ceiling, sky television point, door to hidden en-suite:

En-Suite with Steam Room 14'6 x 9'3 (4.41 x 2.81)

Double glazed window to rear, low level wc, pedestal wash hand basin, large panelled bath, tiling to walls, heated towel rail, spotlights, steam room.

Bedroom Two 12'5 x 11'06 (3.80 x 3.50)

Double glazed window to rear, single radiator, fitted wardrobes, drawers and vanity, sky television point.

Bedroom Three 11'6 x 9'5 (3.50 x 2.87)

Double glazed window to rear, single radiator, fitted wardrobes, drawers and vanity, television point.

Bedroom Four 9'2 x 7'5 (2.80 x 2.27)

Double glazed window to front, single radiator, fitted wardrobes.

Bathroom/Wc 11'6 x 9'2 (3.50 x 2.81)

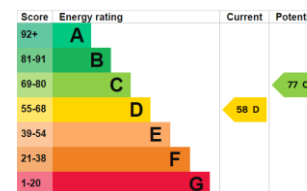
Four-piece white suite comprising; corner panelled bath, pedestal wash hand basin, shower cubicle (mains shower), low level wc, spotlights, double glazed window to rear, heated towel rail, single radiator, part tiling to walls, cladding to ceiling, extractor fan, quality wood flooring, cupboard (housing tank).

External

Front garden laid mainly to lawn. Rear garden laid mainly to lawn, patio area, bushes and shrubs, water tap, garden shed, electric points.

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



Substantial family home on the highly desirable Southfield Lea estate, located on the outskirts of Cramlington. Overlooking the fabulous Valley Park area, this four bedroom detached property would be ideal for those with children and pets if only for the hidden forest walks through the park. With excellent access to the A1/A19 and A189 the property would also suit those commuting a little further afield and is ready to view now. Realistically priced for the size and standard of accommodation on offer the property has been tastefully decorated and maintained throughout and comprises briefly; generous entrance porch and sitting area, hallway, two living rooms (perfect for larger families) kitchen with access to a large utility room, office, downstairs w.c, stairs to the first floor landing and access to the balcony/outdoor sitting area, four bedrooms with fabulous en-suite and steam room to bedroom one and a family bathroom. Externally there is an enclosed garden to the rear with lawn and patio areas and gated access to the double garage and driveway and an open aspect lawned garden to the front with stunning views of the park. This property type is rare to the market and simply is a must view for those looking for their forever family home.



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