



Cheviot Grange, Cramlington NE23 7PN

**£325,000**

Presenting an immaculate and simply stunning detached bungalow, situated on a double corner plot on this highly desirable location of Cheviot Grange. Arguably the best plot on the development with private enclosed gardens to the rear and not directly overlooked. To the front the garden has extensive block paved driveway which leads to double garage with electric door. With space in abundance the entrance porch welcomes you to a fantastic 24ft lounge dining room ideal for relaxation and entertaining, a well appointed fitted kitchen with integral appliances giving access to a beautiful sun lounge extension with vaulted ceiling and views over the manicured gardens. The property boasts three double bedrooms, two with fitted wardrobes and furniture and a stylish refurbished shower room.

Properties of this scale and standard rarely become available for sale therefore we strongly recommend an early inspection to avoid disappointment.

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**3****2****1****Stunning Detached Bungalow****Three Bedrooms****Extensive Corner Plot****Refurbished Shower Room****Impressive Lounge Dining****Manicured Gardens****Beautiful Sun Room Extension****Double Garage**

**ENTRANCE PORCH:** Useful and versatile porch, with built in storage, double glazed arched window to the front, radiator, door to:

**LOUNGE:** (front): 24'9 x 10'7 (7.54m x 3.22m), Impressive generous lounge with double glazed bow window to the front, coving to ceiling. Double radiator, door to inner lobby and door to kitchen.

**KITCHEN:** (rear): 11'4 x 8'09 (4.45m x 2.67m), Well appointed re-fitted kitchen, incorporating a range of stylish base, wall and drawer units and plinth lighting. Integrated double electric oven, gas hob, cooker hood. Intergrated microwave & dishwasher, space for fridge freezer. Part tiles walls, spotlights to ceiling, double glazed window and double glazed door to sun room extension .

**Sun Room :** ( rear) 12'6 x 12'07 (3.81m x 3.84m), With double glazed windows to side & rear, two double glazed French doors each side out to the rear garden. Vaulted ceiling with spotlights, wall mounted electric heater.

**INNER LOBBY:**

Built in cupboard housing combi boiler.

**SHOWER ROOM :** Gorgeous, re-fitted shower, room comprising of step in shower cubicle with mains shower, wash hand basin set in vanity unit with mixer taps, low level w.c. Part tiled and part shower walled, ladder radiator, spotlights to ceiling, double glazed windows to rear.

**BEDROOM ONE:** (front): 10'1 x 9'7 plus wardrobes (3.07m x 2'92m), Fitted wardrobes plus overhead bed storage, double glazed window to front, radiator.

**BEDROOM TWO:** (rear): 9'5 x 9'1 plus wardrobes. (2.87m x 2.77m), Fitted wardrobes and over bed storage, with under unit spotlights, radiator.

**BEDROOM THREE:** (rear) 9'9 in to recess x 9'7 (2.48m x 2.26m), Double glazed window to rear with views over the garden. Access to roof space.

**EXTERNALLY:** An extensive and stunning, wrap around garden, enjoying fabulous outside space, mainly lawned with paved patio, shed. The front, block paved driveway offers parking for at least 3/4 cars.

**GARAGE:** measures an internal, 17'3 x 17'2, (5.26m x 5.23m), with electric roller door, power and lighting, double glazed window and door. Access to roof space via drop down ladders, boarded providing excellent storage.

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### PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Gas

Broadband: Fibre

Mobile Signal Coverage Blackspot: No

Parking: Double Garage/Driveway

### MINING

The North East region is famous for its rich mining heritage and therefore it will be beneficial to conduct a mining search. Confirmation should be sought from a conveyancer as to its effect on the property, if any..

### RISKS

Flooding in last 5 years: No

Risk of Flooding: Zone 1

Any Known safety risks at property (asbestos etc...): No

### 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: C

### EPC RATING: C

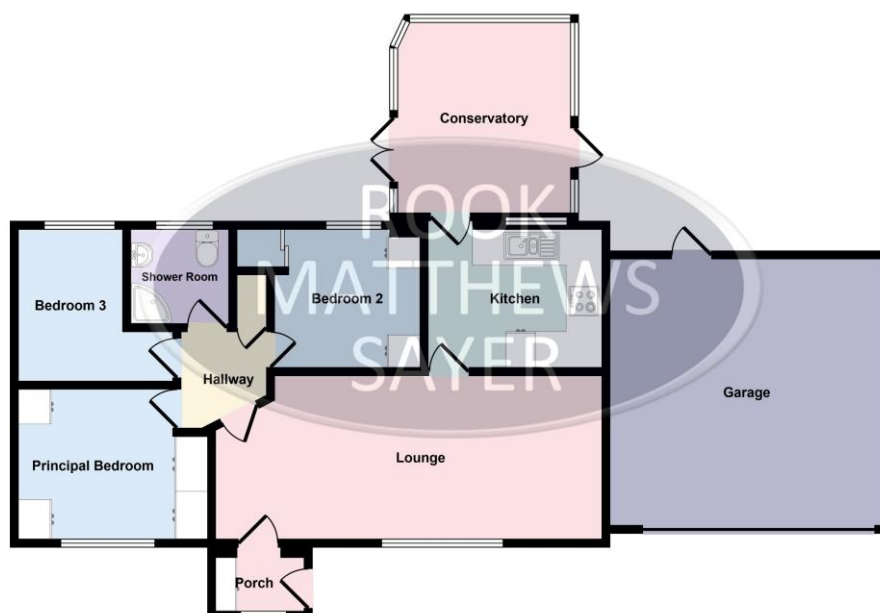
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Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

## FLOORPLAN

**Important Note:** Rook Matthews Sayer (RMS) for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and 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. RMS has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyer's interests to check the working condition of any appliances. RMS has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. No persons in the employment of RMS has any authority to make or give any representation or warranty whatever in

**Money Laundering Regulations** – intending purchasers will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We will also use some of your personal data to carry out electronic identity verification. This is not a credit check and will not affect your credit score.

