



## 11 Hatfield Drive

Seghill, Cramlington NE23 7TU

- Detached Bungalow
  - Spacious rooms
  - 16 Ft Kitchen
  - 3 Good sized Bedrooms
- Detached Garage and extra parking
- Popular location
  - 18Ft Lounge
  - Utility room
  - 2 Shower rooms
- Freehold, No Upper Chain

**£330,000**







\*\*\*\*\*OPEN TO OFFERS\*\*\*\*\* Situated on a good sized plot is this spacious 3 bedroom detached bungalow with a large detached garage to the rear. Close proximity to local facilities in the village. Offered for sale with No onward chain.

Briefly comprising a good sized welcoming Reception Hallway, 18ft Living Room, 16ft Kitchen with a range of wall, floor and display cabinets, contrasting work surfaces incorporating sink unit, space for cooker, Utility Room with work bench and sink unit, space for white goods and wall mounted central heating boiler, there are 3 well proportioned Bedrooms and 2 separate Shower Rooms both comprising shower enclosures, sink units and low level w.c. Externally to the front there is great sized block paved driveway offering off street parking for numerous vehicles, wrought iron gates leading to further parking and a detached garage to the rear. To the rear there is a further low maintenance garden with ample seating areas as well as storage sheds.

Internal viewing is recommended.



### Reception Hallway

12 x 8'6

### Living Room

18'2 x 14'1

### Kitchen

16'0 x 8'0

### Utility

6'9 x 9'0

### Bedroom One

15'3 8'7

### Bedroom Two

11 x 12'0

### Bedroom Three

12 x 11'4

### Shower Room One

8'5 x 6'8

### Shower Room Two

11'4 x 6

### Externally

### Disclaimer

ML Estates Ltd endeavour to maintain accurate descriptions of properties in Virtual Tours, Brochures, Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection. All rooms have been measured with electronic laser and are approximate measurements only. None of the services to the above property have been tested by ourselves, and we cannot guarantee that the installations described in the details are in perfect working order. ML Estates for themselves, the vendors or lessors, produce these brochures in good faith and are a guideline only. They do not constitute any part of a contract and are correct to the best of our knowledge at the time of going to press. Pictures may appear distorted due to enlargement and are not to be used to give an accurate reflection of size. All negotiations and payments are subject to contract. The Tenure of the property should be clarified by your legal representative prior to exchange of contracts.





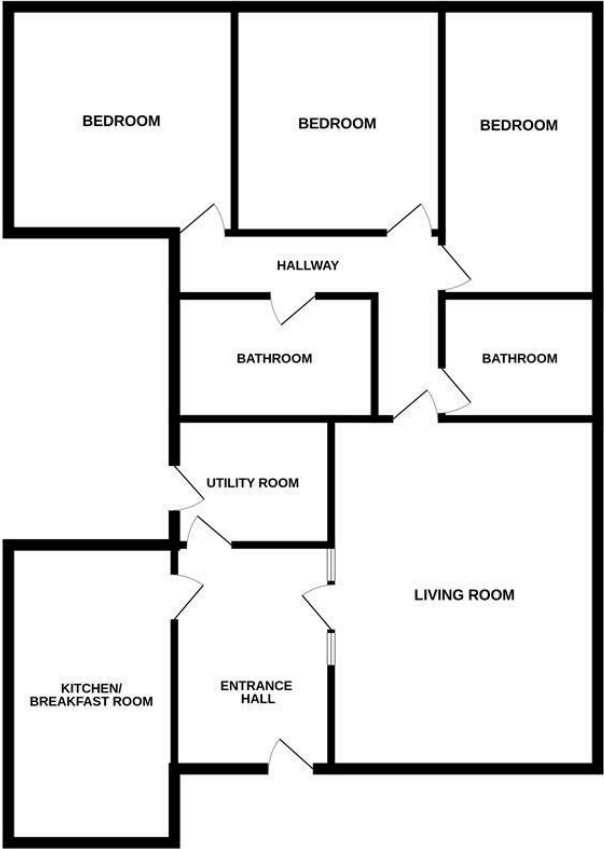


Local Authority Northumberland County Council  
Council Tax Band D  
EPC Rating C  
Tenure Freehold

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		70
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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