



28 Orange Grove

Annitsford, Cramlington NE23 7QT

- Detached Dormer Bungalow
 - Must Be Viewed
- Stunning Family Bathroom
 - Lounge through Diner
- Garden Room and garage
- Superb Condition
 - 4 Bedrooms
 - 2 Shower Rooms
 - Re-Fitted Kitchen
 - Amazing Gardens

£330,000





An amazing Detached Dormer Bungalow situated in Annitsford which must be viewed to fully appreciate the size and quality of this ready to move into property which has been well upgraded over the years and not directly overlooked to rear.

The property briefly comprises a spacious and welcoming Reception Hallway, Lounge with a gorgeous slate feature wall and multi fuel stove, bi-fold doors to garden, through to Dining Area with ample space for table & chairs, refitted Kitchen with an excellent range of wall & floor units with induction hob, and double oven, plumbing for a dishwasher, extractor, stable door. A beautiful Garden Room with dual aspect doors (only 6 months old) Bedrooms three and four to the ground floor, Re-fitted fabulous Bathroom with walk in shower enclosure with mains shower, jacuzzi bath, vanity wash hand basin, low level w.c. To the first floor there are a further two Bedrooms and Two Shower Rooms both with shower enclosures, wash hand basins and w.c.

Externally there are exceptional well tended and stocked gardens to rear and side, driveway leading to double garage (16'3 x 14'8) with electric door, light and power, wall mounted central heating boiler.

Reception Hallway

Lounge

Dining Area

Garden Room

Kitchen

Bedroom Three

Bedroom Four

Family Bathroom

First Floor Landing

Bedroom One

Bedroom Two

Shower Room One

Shower Two

Externally







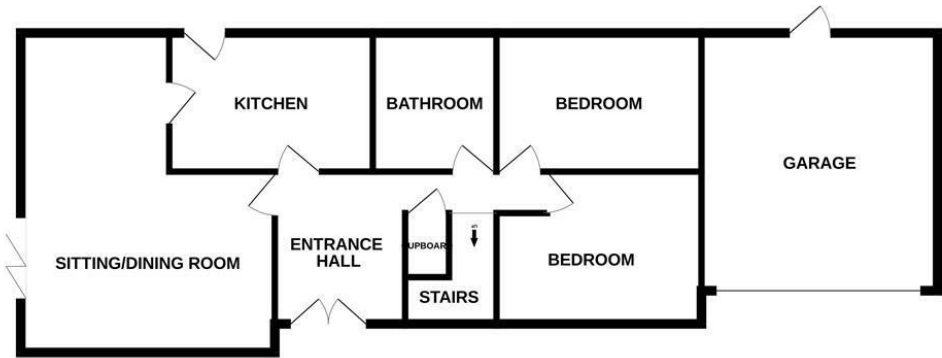
Local Authority North Tyneside
Council Tax Band C
EPC Rating C
Tenure Freehold

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	74	84
England & Wales	EU Directive 2002/91/EC	

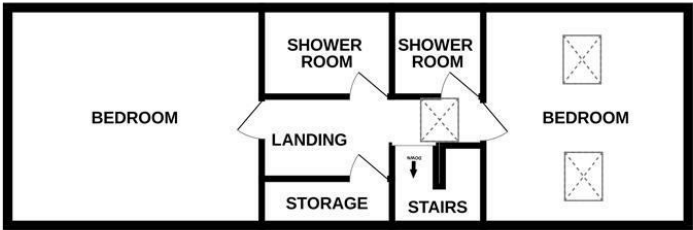
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



GROUND FLOOR



1ST 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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