



Pinewood Avenue, Northburn, Cramlington

£474,950

MICHELLE ROPER

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Pinewood Avenue

Northburn, Cramlington, NE23

Beautifully appointed 6 Bedroom Detached Property on Pinewood Avenue, in the ever popular location of Northburn, Cramlington.

Situated within an enviable plot and benefitting from off street parking for multiple vehicles leading to Integral Garage. To the rear is a private, low maintenance and well maintained garden.

The property briefly comprises of Porch, Entrance Hallway, Lounge, Kitchen, Dining Room, Conservatory, Utility and WC to the ground floor. First floor offers Master Bedroom leading to ensuite, Bedroom 2 leading to ensuite, Bedrooms 3 4, 5 & 6 and Family Bathroom.

Extensively extended to provide a beautiful family home. Cosmetically and aesthetically pleasing throughout, the current Vendors have created a beautiful home ready to move into.

Early viewing is highly recommended.

Price: £474,950



Accommodation

Porch

The Porch provides a space to kick off shoes before heading into the main hallway, to the left is a conveniently situated WC. The room features wood flooring underfoot.

Entrance Hall

Through the front door of this beautifully presented 6 Bedroom Detached property, we enter into the Hallway. Ahead to the left, an open spindle carpeted staircase leads to first floor accommodation. To the right is the Dining room, ahead a door leads to the Kitchen. The Hall features an under-stair cupboard, single radiator and wood flooring under-foot.

WC

The WC is conveniently situated off the Porch and consists of a white two piece suite comprising of wall mounted hand basin and low level WC, the room features an opaque double glazed window to front elevation, single radiator and wood floor under -foot.

Lounge 4.34 m x 6.47 m

The spacious Lounge is accessible via the Kitchen or the Dining room through sliding doors that can be closed to zone each room. A double glazed window looks to Conservatory. The room features a wall mounted fire, two single radiators and wood flooring underfoot. Ahead double doors lead through to the Conservatory.

Kitchen 3.12 m x 5.02 m

Situated to the rear of the property is the spacious and extended Kitchen, featuring a range of cream high gloss wall and base units with complimentary chrome handles and over top work surfaces, extending to seating area with pendant lighting above for intimate dining.

The Kitchen features integrated appliances including double oven and grill, 6 ring gas hob with hot plate and over-head extractor hood. Two double glazed windows look to private rear garden, underneath one sits a stainless steel inset sink with chrome hose style tap. To the left a door provides access to the Utility Room and to the right a door provides access to the Lounge. The room features recessed spotlighting to ceiling, a single radiator and tiled floor underfoot.



Accommodation

Dining Room 4.30 m x 3.48 m

Situated off the Lounge, the Dining Room has sliding double doors allowing the space to be opened or zoned. The room is situated to the front of the property and enjoys views of the front aspect and cul-de-sac beyond. A beautiful formal dining space for family gatherings, featuring wood floor underfoot.

Conservatory 2.44 m extending to 3.75 m x 6.79 m

A welcomed addition to the property is the Conservatory. French doors lead to the private rear garden, welcoming the outside in. Wood flooring continues through from the Lounge giving a nice flow between rooms. A pitched glass roof provides extensive light and the room features lighting to ceiling and storage heaters.

Utility Room 2.97 m x 2.57 m

Off the Kitchen is the Utility room, fitted with Beech wall and base units extending to a stainless steel sink with drainer and chrome mixer tap. The room is plumbed for automatic washing machine with housing for freestanding tumble dryer. A door to the left provides access into the integral garage and to the right a further door provides access to rear garden. A double glazed window to left of rear door provides natural light. The room benefits from tiled floor underfoot.

Externally

To the front of the property an extensive driveway provides parking for multiple vehicles, leading to two single garage (one integral) To the right sits a lawned area with mature shrub border.

The rear of the property has various places to enjoy the daytime sun and evening stars, including a paved patio area, a seating area with brick built BBQ, an extensive decked area leading from conservatory and a beautiful pergola with paved area beneath ideal for sun loungers or outdoor dining.

The current owners have created an outdoor snug as a shade from the Sun or to enjoy evening get togethers.



Accommodation

First Floor Landing

An open spindle galleried landing leads to Master Bedroom, Bedrooms 2,3 4, 5 & 6, Family Bathroom. The landing features carpet underfoot.

Master Bedroom 3.75 m x 3.72 m (extending to 6.57 m)

The Master Bedroom is a spacious double room with double glazed window to rear elevation, underneath which sits a single radiator. Built in double door wardrobes sit to the right, extending to over bed storage and bedside tables, a door to the left provides access to the en-suite shower-room. The room features carpet underfoot.

En-suite Shower Room 2.38 m x 2.75 m

The en-suite shower-room offers a three piece suite comprising of glass shower enclosure with overhead power shower and glass doors, vanity wash hand basin with storage cupboard beneath and low level WC. An opaque double glazed window looks to rear elevation and the room features a chrome heated towel radiator and tiled floor underfoot.

Bedroom 2 3.58m x 3.43 m

Bedroom 2 is a spacious double room situated to the front of the property, the room features double door wardrobes to the left wall extending over the bed to create over-head storage, a further wardrobe and bedside tables. A double glazed window looks to front elevation, underneath which sits a single radiator. The room benefits from carpet underfoot. To the right a door provides access to en-suite shower room.

En-suite Shower Room 2.38 m x 2.75 m

The en-suite shower-room offers a three piece suite comprising of glass shower enclosure with overhead power shower and glass doors, vanity wash hand basin with storage cupboard beneath and low level WC. An opaque double glazed window looks to front elevation and the room features a double radiator and tiled floor underfoot.

Bedroom 3 4.05 m x 2.60 m

Bedroom 3 is a spacious double room to the front of the property and is currently utilised as a Dance studio. A double glazed window looks to front elevation, underneath which sits a single radiator. The room features a mirrored wall and wood flooring underfoot.



Accommodation

Bedroom 4 4.05m x 2.80 m

Bedroom 4 is a double room situated to the front of the property, a double glazed window looks to front elevation, underneath which sits a single radiator. The room features a storage cupboard to the right and benefits from carpet underfoot.

Family Bathroom 1.68 m x 2.28 m

The Bathroom consists of a white three piece suite comprising of panelled bath with over-head power shower, vanity wash hand basin with double cupboard beneath and low level WC. A double glazed opaque window looks to rear elevation and the room features tiling to walls and floor.

Bedroom 5 3.47, x 2.60 m

Bedroom 5 is a spacious double room to the rear of the property with access to Bedroom 3 (dance Studio) via a single door. A double glazed window looks to rear elevation underneath which sits a single radiator. The room benefits from carpet underfoot.

Bedroom 6


Bedroom 6 is a single room to the rear of the property and is currently utilised as a Home office. A double glazed window looks to rear elevation underneath which sits a single radiator. The room benefits from wood flooring underfoot.

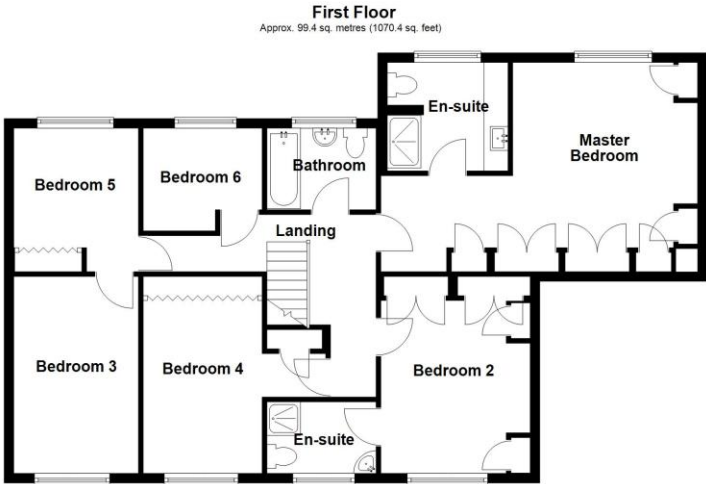
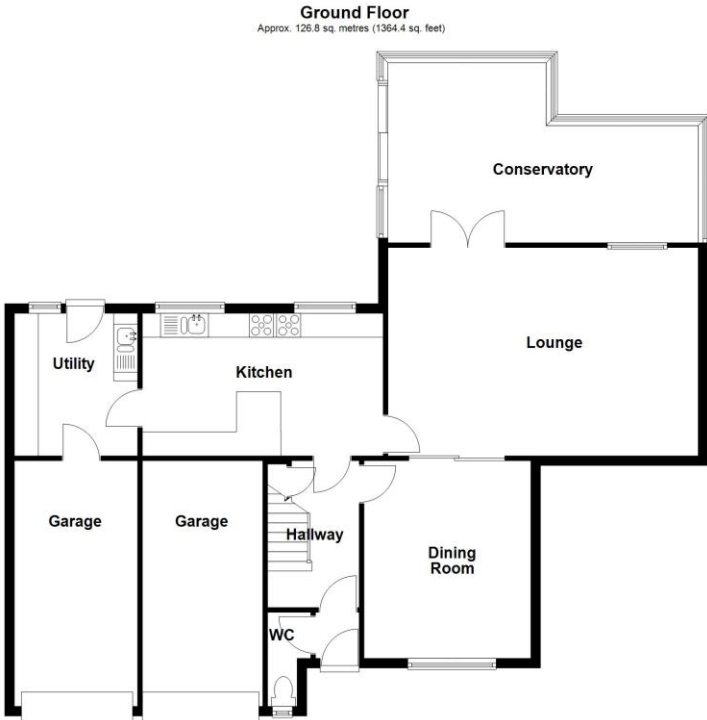


Floor Plan & EPC

Approximate Gross Internal Area

Ground Floor	126.8 sq metres / 1364.4 sq. feet
First Floor	99.4 sq. metres / 1070.4 sq. feet
Total	226.2 sq. metres / 2434.8 sq. feet

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	76	81
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	



Total area: approx. 226.2 sq. metres (2434.9 sq. feet)





Local Authority
Northumberland County Council

Council Tax
E

Tenure
Freehold

Disclaimer

These particulars are not to form part of a Sale Contract owing to the possibility of errors and/or omissions. Prospective purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels and other items not mentioned are specifically excluded unless otherwise agreed within the Sale Contract documentaries or left in situ and gratis upon completion. The property is also sold subject to rights of way, public footpaths, easements, wayleaves, covenants and any other matters which may affect the legal title. The Agent has not formally verified the property's structural integrity, ownership, tenure, acreages, estimated square footage, planning/building regulations status or the availability/operation of services and/or appliances. Therefore prospective purchasers are advised to seek validation of all the above matters prior to expressing any formal intent to purchase.

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