



Norwich Way, Parkside Chase, Cramlington

£160,000 Offers in Excess Of

MICHELLE ROPER

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# Norwich Way

Parkside Chase, Cramlington, NE23

This beautifully presented 3 Bedroom Semi -Detached House on Norwich Way, in the ever popular location of Cramlington is situated within a pleasant plot and enjoys private gardens to front and rear.

The property briefly comprises of Entrance Porch, Lounge, Kitchen/Dining Room with integrated appliances. First Floor Landing, Master Bedroom, Bedrooms 2 & 3 and Family Bathroom

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

Early viewing is highly recommended.

**Price: £160,000 Offers in Excess Of**



# Accommodation

## Entrance Porch

Through the double glazed front door we enter into the Porch. Ahead a door provides access into the Lounge. The room features carpet underfoot.

## Lounge 4.77 m x 4.48 m

Situated to the front of the property is the spacious Lounge. A carpeted staircase ahead to the left provides access to the first floor accommodation. A double glazed window looks to front elevation underneath which sits a single radiator. A door ahead provides access into the Kitchen/Dining Room. Other features of the room include under-stair cupboard and carpet underfoot.

## Externally

To the front of the property a pathway leads to Entrance, to the right of which is a private garden laid mainly to gravel with mature shrub border and rose bush.

To the rear is a private enclosed, low maintenance garden with astro turf and central pathway leading to access gate. The garden enjoys a fenced boundary and is a private space accessible via the Kitchen/Dining room.



# Accommodation

## Kitchen / Dining Room 2.63 m x 4.48 m

The Kitchen/ Dining Room is the perfect family space for entertaining. To the left the Kitchen benefits from a range of Black shaker style wall and base units with complimentary chrome handles and ovetop worksurfaces leading to an inset 1.5 bowl stainless steel sink with single drainer and mixer tap. Integrated appliances include an electric oven and hob with overhead extractor hood, dishwasher and space for Freestanding Fridge freezer and is plumbed for automatic washing machine. A double glazed window looks to rear elevation and ahead is a double glazed door leading to rear garden. To the right is the dining area ideal for a family get together and evening meals. The space is accommodating of a dining table and a double glazed window looks to rear elevation to enjoy views of the private rear garden. The room features a double radiator and tiled floor underfoot.



# Accommodation

## First Floor Landing

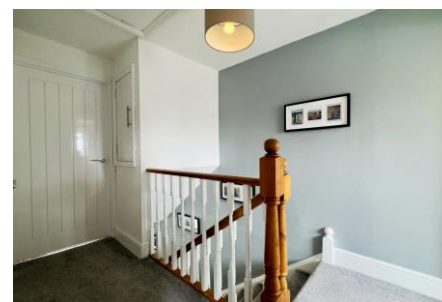
The carpeted landing provides access to Master Bedroom, Bedroom 2, Bedroom 3 and Bathroom. The landing is spacious with open spindle balustrade.

## Master Bedroom – 4.12 m x 2.50 m

Situated to the front of the property is the spacious double Master Bedroom. A double glazed window looks to front elevation underneath which sits a single radiator. The room accommodates freestanding wardrobes and benefits from carpet underfoot.

## Bedroom 2 - 3.26 m x 2.50 m

Bedroom 2 is situated to the rear of the property and benefits from a double glazed window to rear elevation. The room features carpet underfoot.



## Accommodation

### Bedroom 3 - 2.61 m x 1.88 m

Bedroom 3 is situated to the front of the property and benefits from a double glazed window to front elevation. A versatile room ideal as a home office, nursery or single bedroom. The room features a built in cupboard to the right and carpet underfoot.

### Bathroom - 1.73 m x 1.94 m

The Family Bathroom is situated to the rear of the property and is fully tiled, the Bathroom consists of a white three piece suite comprising of panelled bath with glass screen and overhead power shower, vanity unit with inset sink and low level WC with cupboard storage beneath. An opaque double glazed window looks to rear elevation and the room features complimentary wood floor underfoot.



# Floor Plan & EPC

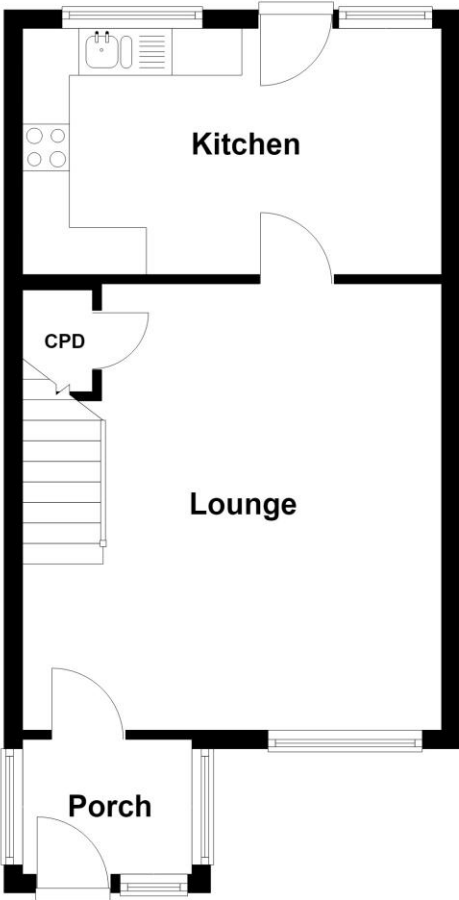
**Approximate Gross Internal Area**

Ground Floor	36.4 sq. metres / 391.7 sq. feet
First Floor	40.1 sq. metres / 431.4 sq. feet
<b>Total</b>	<b>76.5 sq. metres / 823.1 sq. feet</b>

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient – lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		85
(69-80) <b>C</b>	72	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient – higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

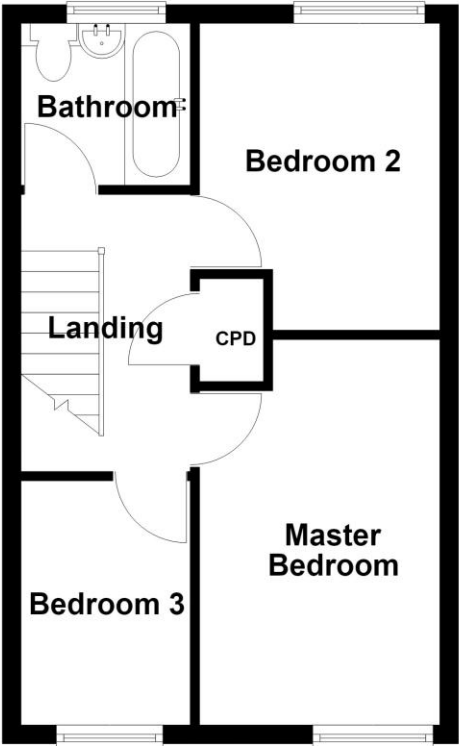
## Ground Floor

Approx. 36.4 sq. metres (391.7 sq. feet)



## First Floor

Approx. 40.1 sq. metres (431.4 sq. feet)



Total area: approx. 76.5 sq. metres (823.0 sq. feet)





Local Authority  
Northumberland County Council

Council Tax  
Band A

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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