

The Paddock| Cramlington | NE23 6XR

Offers In Excess Of £675,000

RMS | Rook Matthews Sayer



4 3 3

Detached Bungalow

Three Bathrooms

Unique Property

Open views over the nature reserve

Three reception rooms

Freehold

Four bedrooms

EPC: D/Council Tax:F

For any more information regarding the property please contact us today.





T: 01670 531114 Bedlington@rmsestateagents.co.uk

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A truly unique detached bungalow in an exceptional setting.

Tucked away within a private cul-de-sac in the east of Cramlington, this outstanding home enjoys breathtaking open views across the nature reserve, creating a peaceful countryside feel while remaining conveniently close to local amenities and excellent transport links.

Offering spacious and versatile accommodation throughout, the property boasts three impressive reception rooms, four well-proportioned bedrooms, and three bathrooms, making it an ideal family home. A separate utility room adds further practicality to this already impressive residence.

Externally, the property continues to impress with a substantial driveway providing parking for multiple vehicles and leading to a double garage complete with power, lighting, and water supply. The beautifully maintained gardens wrap around the home and take full advantage of the stunning uninterrupted views over the Cramlington Nature Reserve and beyond.

Rarely do properties of this calibre and location become available. Offering privacy, space, and a truly enviable outlook, this fantastic home must be viewed to fully appreciate everything it has to offer.

Early viewing is highly recommended.

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Entrance Porch
Via feature UPVC entrance door, double glazed windows to front and side. feature double glazed door to hallway, fully tiling to walls, laminate flooring.
Entrance Hallway
laminate flooring, single radiator, double glazed window to front, double glazed window facing the rear.
Cloaks/ Wc
Low level wc, floating wash hand basin, laminate flooring, extractor fan, fully tiled to walls, spotlights, towel rail, cupboard within alcove.
Lounge 18'6ft x 14'4ft (5.63m x 4.38m)
Double glazed bay window to front and double-glazed window to rear, two double radiators, fire surround with gas fire, television point, coving to ceiling, oak flooring, French doors leading to:
Dining Room 11'10ft x 11'0ft (3.61m x 3.35m)
Double glazed window to rear, double radiator, coving to ceiling, oak flooring.
Second Living Room 15'10ft x 11'9ft (4.83m x 3.59m)
Double glazed French doors to rear, single radiator, dual fuel log burner, laminate flooring, television point, window to side.
Kitchen 18'8ft x 9'10ft (5.68m x 3.00m)
Double glazed bow window to rear, double glazed window to hallway, double radiator, fitted with a range of wall, floor and drawer units with coordinating roll edge work surfaces, under cupboard spotlights, stainless steel sink unit and drainer with mixer tap, tiled splash backs, built in electric double oven, electric hob, integrated dishwasher and microwave, laminate flooring, spotlights.
Utility Room 11'5ft x 8'0ft (3.49m x 2.43m)
Double glazed window to side, fitted base units, stainless steel sink unit, space for fridge and tumble dryer, plumbed for washing machine, double radiator, laminate flooring door to side garden, cupboard housing boiler.

Loft
Partially boarded, pull-down ladders, lighting and power.
Bedroom One 17'9ft x 11'8ft (5.42m x 3.56m)
Double glazed bow window to front, double radiator, fitted wardrobes, television point, window seat, laminate flooring, door to en-suite.
En-Suite 8'1ft x 7'0ft (2.46m x 2.14m)
Double glazed window to side, low level wc, wash hand basin, extractor fan, shower cubicle (mains power shower), tiling to walls, heated towel rail, spotlights, laminate flooring.
Bedroom Two 10'11ft x 9'9ft (3.34m x 2.96m)
Double glazed window to front, single radiator.
Bedroom Three 10'11ft x 9'10ft (3.32m x 2.99m)
Double glazed window to front, single radiator.
Bedroom Four 10'8ft x 8'1ft (3.26m x 2.47m)
Double glazed window to side, single radiator, loft access.
Bathroom 9'4ft x 8'1ft (2.85m x 2.46m)
Three piece white suite comprising of; panelled bath, wash hand basin (set in vanity unit), shower cubicle (mains power shower), low level wc, spotlights, double glazed window to side, heated towel rail, tiling to walls, laminate flooring, cladding to ceiling, two extractor fans.
External
Front Garden laid mainly to lawn, block paved driveway leading to garage. Rear garden laid mainly to lawn, patio area, water tap, three garden sheds, two power points.
Garage 19'2ft x 16'3ft (5.84m x 4.96m)
Double attached garage with electric door, power and lighting, remote alarmed, water supply.

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PRIMARY SERVICES SUPPLY

Electricity: Mains
Water: Mains
Sewerage: Mains
Heating: Mains Gas & dual fuel burner
Broadband: Fibre to cabinet
Mobile Signal Coverage Blackspot: No
Parking: 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.

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: F
EPC RATING: D

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

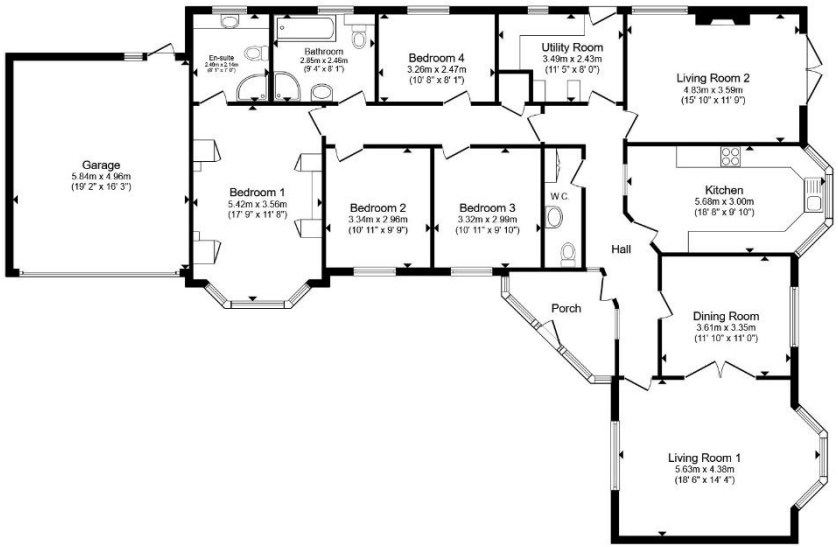
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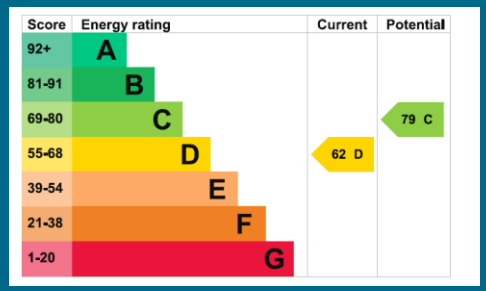


Total floor area 198.2 m² (2,133 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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The Property Ombudsman

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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.

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