



Doddington Drive | Cramlington | NE23 6DF

**£240,000**

Located close to Manor Walks Shopping Centre, this modern home is sure to appeal to a wide range of buyers, offering excellent transport links and local amenities nearby. Viewing is highly recommended to fully appreciate everything this property has to offer.

The home provides spacious accommodation, ideal for growing families. The ground floor briefly comprises a welcoming lounge, a modern kitchen diner with access to the rear garden, a separate utility room, and a downstairs WC.

To the first floor, there are three well-proportioned bedrooms, including a master bedroom with ensuite, along with a contemporary family bathroom.

Externally, the property benefits from a double driveway to the front, while the rear boasts a bright and well-maintained lawned garden.

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**Semi Detached House**

**Downstairs Wc**

**Three Bedrooms**

**Utility Room**

**En-Suite To Master**

**Freehold**

**Double Driveway**

**EPC: B/ Council Tax:B**

For any more information regarding the property please contact us today

#### PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains Gas

Broadband: Fibre To Premises

Mobile Signal Coverage Blackspot: No

Parking: 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.

**4 years remaining on NHBC guarantee**

#### ACCESSIBILITY

Level access.

#### 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: B**

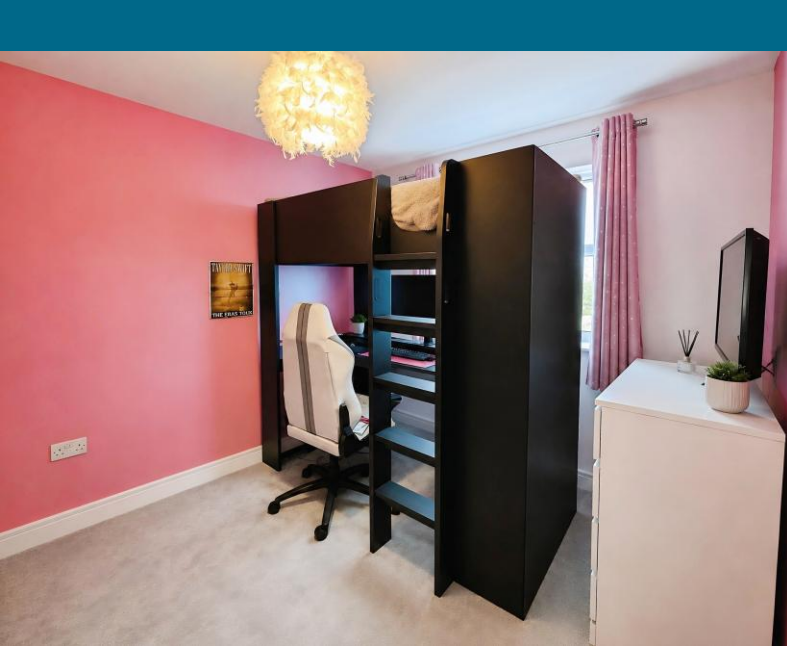
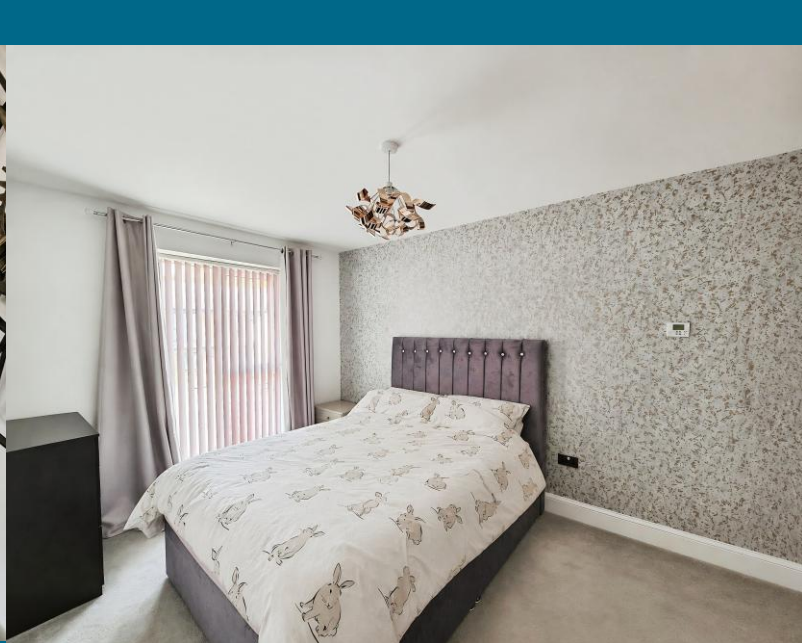
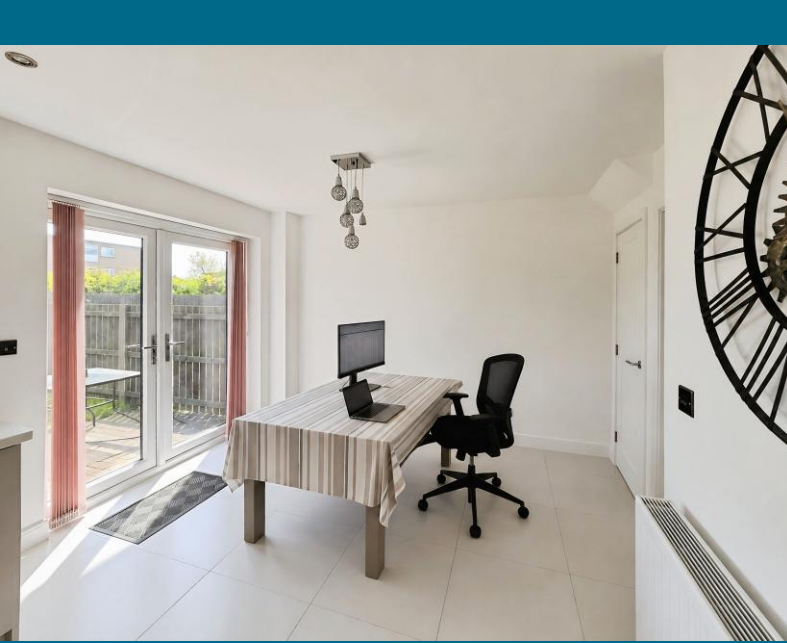
**EPC RATING: B**

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### Entrance

Via composite door.

### Entrance Hallway

Stairs to first floor landing, tiled flooring, feature radiator, storage cupboard.

Downstairs Wc 5.94ft x 3.06ft (1.81m x 0.93m)

Low level wc, floating wash hand basin, extractor fan, part tiling to walls, double radiator.

Lounge 12.39ft x 9.78ft (3.77m x 2.98m)

Double glazed window to front, double radiator, television point.

Kitchen 16.25ft x 9.83ft (4.95m x 2.99m)

Double glazed window to rear, double radiator, fitted with a range of wall, floor and drawer units with coordinating roll edge work surfaces, stainless steel sink unit and drainer with mixer tap, built in electric fan assisted oven, electric hob with extractor fan above, integrated fridge freezer and dishwasher, tiling to floor, spotlights, storage cupboard, double glazed patio doors to rear.

Utility Room 5.96ft x 6.34ft (1.81m x 1.93m)

Fitted wall and base units, plumbed for washing machine, tiled flooring.

### First Floor Landing

Loft access.

### Loft

Partially boarded, pull down ladders.

Bedroom One 13.75ft x 9.18ft (4.19m x 2.79m)

Double glazed window to front, double radiator, television point.

En-Suite 9.13ft x 3.96ft (2.78m x 1.20m)

Low level wc, floating wash hand basin, extractor fan, shower cubicle, part tiling to walls, heated towel rail, spotlights, tiling to floor.

Bedroom Two 10.87ft x 9.15ft (3.31m x 2.78m)

Double glazed window to rear, single radiator, fitted wardrobes, television point.

Bedroom Three 6.88ft x 9.68ft (2.09m x 2.95m)

Double glazed window to front, double radiator.

Bathroom 6.86ft x 6.37ft (2.09m x 1.94m)

Three piece white suite comprising of; panelled bath with mains shower over, floating wash hand basin, low level wc, spotlights, double glazed window to rear, heated towel rail, part tiling to walls, tiled flooring, extractor fan.

### External

Block paved driveway to front. Rear garden laid mainly to lawn, patio area.

*We have been unable to verify material information that relates to this property. We ask that buyers make their own enquiries and satisfy themselves in regards to any specific requirements before proceeding.*

Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**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.

**Important Note:** Rook Matthews Sayer (RMS) for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute part or all of an offer or contract. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck the measurements before committing to any expense. RMS has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyer's interests to check the working condition of any appliances. RMS has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. No persons in the employment of RMS has any authority to make or give any representation or warranty whatever in relation to this property.



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