



For Sale
MICHELLE ROPER
exp UK
07583 095 763
email: michelle.rop@exp.uk.com

Totnes Drive, Parkside Grange, Cramlington

£240,000 Offers in Region Of

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Totnes Drive

Parkside Grange, Cramlington

Rare to the Market, For Sale is this superbly appointed 3 Bedroom, 2 Reception, Extended Semi-Detached House on Totnes Drive in the sought after location of Parkside Grange, Cramlington.

Offering Vestibule, Entrance Hallway, Lounge / Dining Room, Extended Kitchen/Diner and Garage to the Ground Floor with First Floor offering Master Bedroom, Bedrooms 2 & 3 and Bathroom. Externally the property has well maintained gardens to front and rear and benefits from a paved driveway leading to Single Integral Garage. Situated within Cramlington, the property is a short distance away from local amenities, within Manor Walks shopping centre including coffee shops, restaurants and cinema. The property is situated for good public transport and road links.

Early Viewing is Highly recommended

Price: £240,000 Offers in Region Of



Entrance Vestibule

Through the double glazed door of this beautifully appointed Semi-Detached House we enter into the Vestibule. Ahead an oak panelled door provides access to the Entrance Hallway. The room features a recessed cloaks area and tiled floor underfoot.

Hallway

Ahead to the right an Oak and Glass carpeted staircase leads to first floor accommodation. To the left, the Hall provides access to Lounge / Dining Room via an oak panelled door. The room features a single radiator and solid wood flooring underfoot.

Lounge / Dining Room 6.53 m x 3.60 m

The Lounge / Dining Room is the perfect family space with dual aspect to front and rear of property. The Lounge is situated to the front with double glazed window to front elevation underneath which sits a single radiator, the room features rj45ethernet sockets.

To the rear of the room is the Dining Area, currently utilised as a second reception room/children's play area, utilising the family living space. The Dining space features a double glazed window to rear elevation. To the right a door provides access to the extended Kitchen/Diner. The room features solid wood flooring underfoot.



Kitchen/Diner 2.51 m x 5.76 m (extending to 3.58 m x 2.50 m)

The Extended Kitchen is situated to the rear of the property and benefits from a range of Beech wall and base units with complementary over-top work-surfaces leading to a stainless steel 1.5 bowl sink with drainer and mixer tap which sits beneath a double glazed window to rear elevation. The Kitchen benefits from integrated appliances including double electric oven, microwave, gas hob with overhead extractor hood and plumbed dishwasher and washing machine. The room features a single radiator beneath a double glazed window to rear elevation. Upon entering the Kitchen there is a designated space for a dining table due to its new layout. A door to the left provides access in to the private rear garden, to the left of which is a double glazed window. To the right a door provides access to integral Garage. The room features a single radiator, recessed spotlights to ceiling and laminate flooring underfoot.

Garage 4.95 m x 2.72 m

The Integral Garage is accessed via the Kitchen and features electrics and lighting and benefits from an electric roller door with fob opening, to front.



First Floor Landing

The landing provides access to Master Bedroom, Bedrooms 2 & 3 and Bathroom. The Landing features a double glazed window to side elevation, a single storage cupboard, loft access and carpet underfoot.

Master Bedroom 3.24 m x 3.36 m (extending to 3.82 m)

The Master Bedroom is situated to the front of the property, a double glazed window looks to front elevation, The room features fitted wardrobes to the right and benefits from a single radiator, rj45ethernet sockets and carpet underfoot.

Bedroom 2 2.54 m x 3.82 m

Bedroom 2 is situated to the rear, a double room with double glazed window to rear elevation. The room benefits from a double radiator, rj45ethernet sockets and Solid wood floor underfoot.



Accommodation

First Floor & External

Bedroom 3 2.06 m x 2.66 m

Bedroom 3 is situated to the front of the property and features a double glazed window to front elevation, underneath which sits a single radiator. The room is currently utilised as a home office and features carpet underfoot.

Family Bathroom

The Family Bathroom consists of a white four piece suite comprising of a corner shower cubicle with overhead power shower and glass door, a vanity area with built in cupboards and drawers housing WC and hand wash basin and Bath with tiled panel. An opaque double glazed window looks to rear elevation and the room features contemporary tiling to walls, uPVC cladding to ceiling and complimentary tiled floor underfoot with underfloor heating.

Externally

To the front of the property is a block paved driveway with parking for two vehicles with walled boundary, leading to integral garage.

To the rear, the garden is private with newly laid patio area leading from rear door. The garden beyond is laid mainly to lawn with a raised decked area.



Floor Plan & EPC

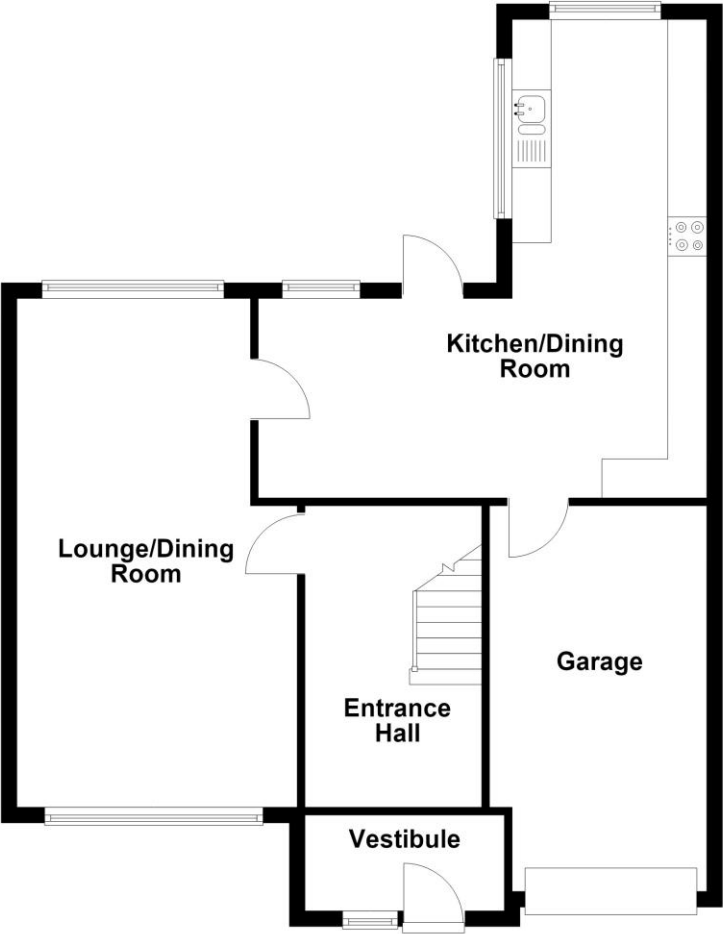
Approximate Gross Internal Area

Ground Floor 72.9 sq. metres / 784.4 sq. feet

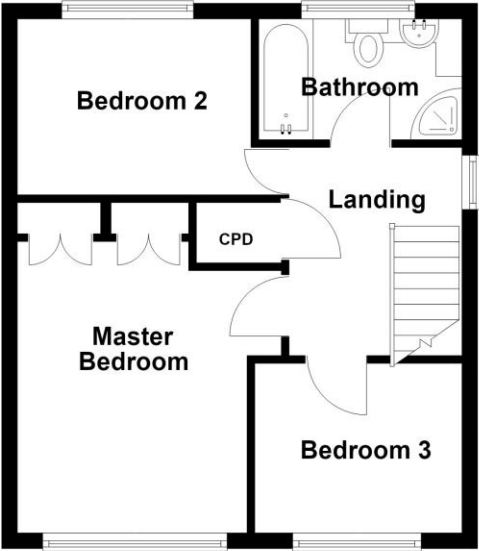
First Floor 40.0 sq. metres / 430.9 sq. feet

Total 112.9 sq. metres / 1215.3 sq. feet

Ground Floor
Approx. 72.9 sq. metres (784.4 sq. feet)



First Floor
Approx. 40.0 sq. metres (430.9 sq. feet)



Total area: approx. 112.9 sq. metres (1215.3 sq. feet)





Local Authority
Northumberland County Council

Council Tax
B

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.

MICHELLE ROPER

POWERED BY
exp ^{UK}

19 Main Street, Ponteland, Northumberland, NE20 9NH

T 07583 095763

E michelle.roper@expuk.com

W michelleroper.expuk.com

