



Fox Lea Walk, Seghill  
Cramlington

In Excess of £325,000

# Fox Lea Walk

Seghill, Cramlington

Alexander Hudson Estates introduce to the market this beautifully presented four-bedroom detached family home well positioned with open aspect over green space to both front and rear ,on Fox Lea Walk in the village of Seghill, NE23. The property is arranged over two floors and includes an en-suite to the principal bedroom, a ground floor WC, a driveway, an integral garage and a tiered rear garden.

The property briefly comprises of an entrance hall with a ground floor WC, understairs storage and stairs to the first floor. The lounge and dining room runs from the front of the house to the rear. A bay window at one end and sliding patio doors to the garden at the other bring in natural light throughout the day. The lounge area is centred around a feature fireplace and has plenty of room for seating. The dining area has space for a family table and connects through to the kitchen, which suits both everyday living and entertaining.

The kitchen sits at the rear of the property and is fitted with cream shaker-style wall and base units, contrasting work surfaces, tiled splashbacks and tiled flooring. Two windows overlook the rear garden, and a door leads straight outside. There is space for appliances, and a further door gives internal access to the garage.

To the first floor, the landing leads to four bedrooms, the family bathroom and two storage cupboards. The principal bedroom faces the front, with two windows, a fitted wardrobe and its own en-suite shower room. Bedroom two is a further double with mirrored sliding wardrobes. Bedroom three is a well-proportioned room with a built-in storage cupboard. Bedroom four overlooks the rear garden and is currently used as a home office, though it would work equally well as a single bedroom or nursery.

With four bedrooms, an en-suite, a ground floor WC, a through lounge and dining room, off-street parking, an integral garage and a tiered rear garden, this is a well-rounded family home in the village of Seghill.





Council Tax band: D

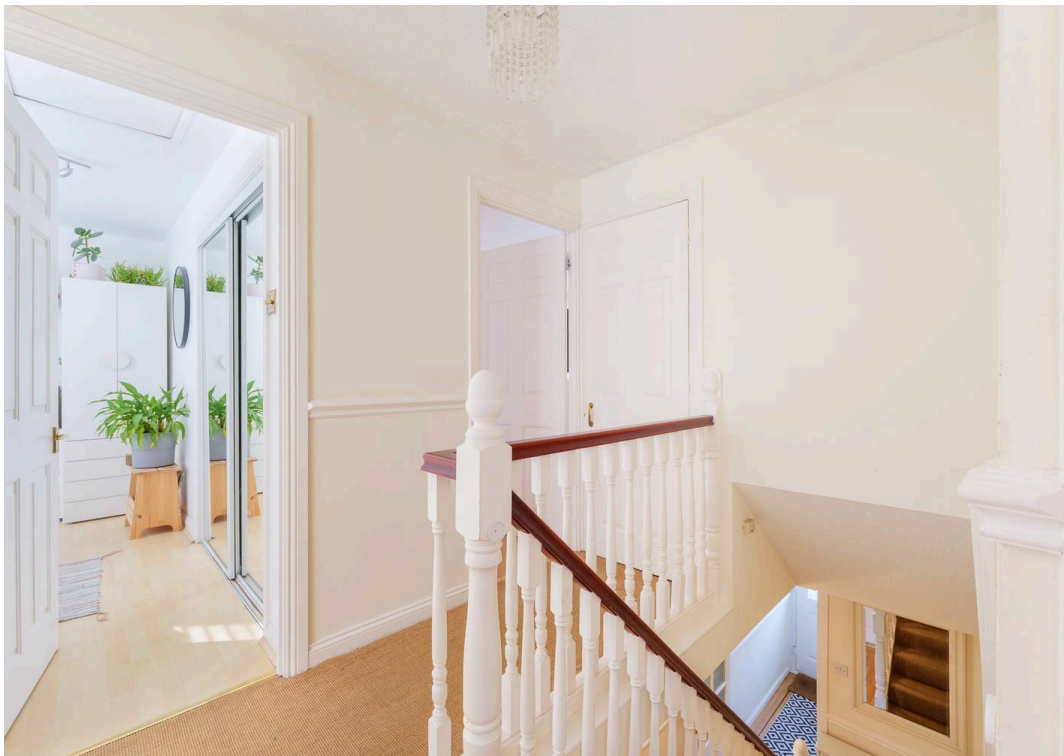
Tenure: Freehold

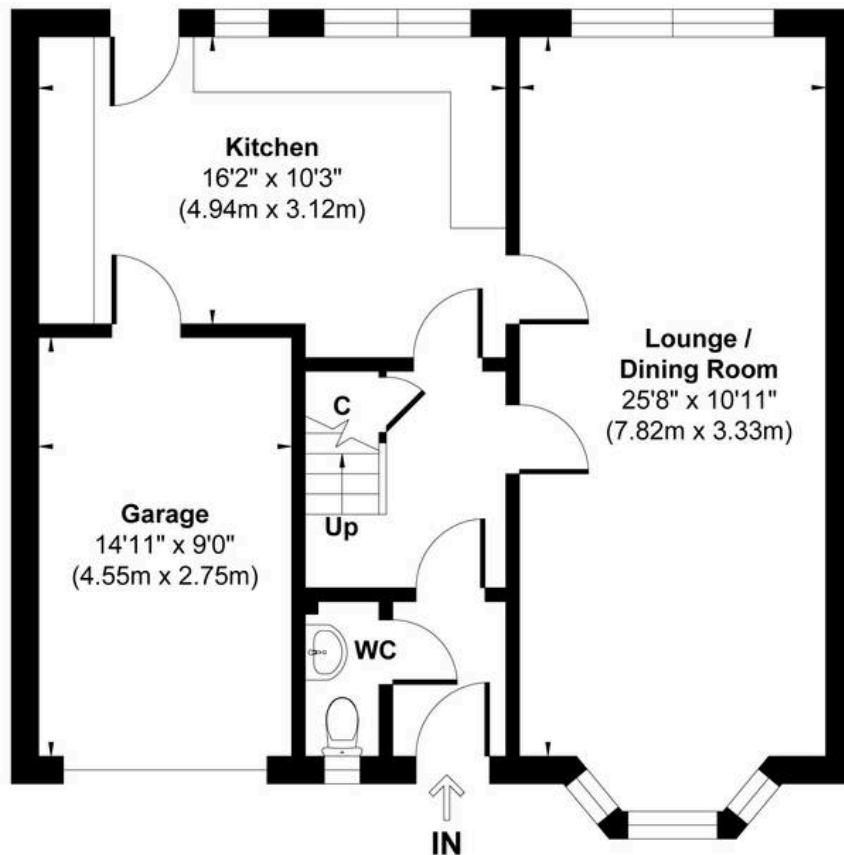
EPC Energy Efficiency Rating:

EPC Environmental Impact Rating:

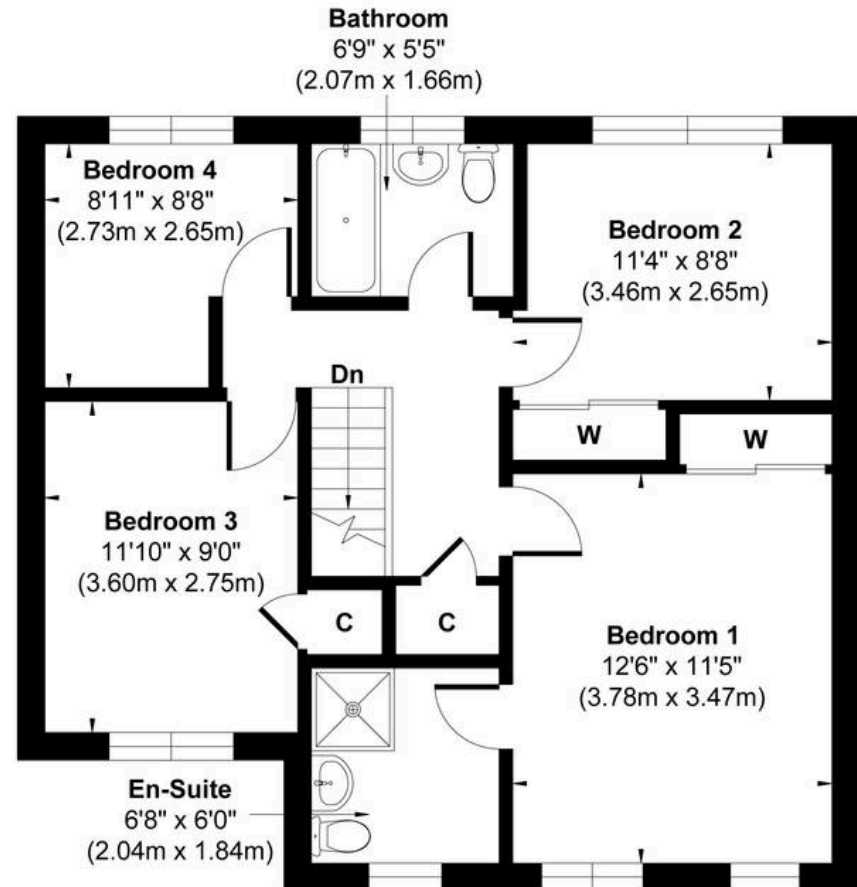
- Four-bedroom detached family home
- Through lounge and dining room, en-suite to the principal bedroom and ground floor WC
- Tiered rear garden, driveway and integral garage
- Pleasant position within the established village of Seghill, NE23, with local amenities and A19 road links close by







**Ground Floor**  
Approximate Floor Area  
721 sq.ft  
(66.94 sq.m)



**First Floor**  
Approximate Floor Area  
676 sq.ft  
(62.82 sq.m)

**Approx. Gross Internal Floor Area 1406 sq. ft / 130.72 sq. m (Including Garage)**

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