



Longhirst Drive, Southfield Gardens, Cramlington

£499,950 Offers in Excess Of

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# Longhirst Drive

Southfield Gardens, Cramlington, NE23

Proudly presenting this beautifully appointed 6 Bedroom Detached Property on Longhirst Drive, in the ever popular location of Southfield Gardens, Cramlington.

Situated within an enviable plot and benefitting from off street parking for multiple vehicles leading to Integral Double Garage. To the rear is a private, well maintained garden.

The property briefly comprises of Entrance Hallway, Lounge, Open Plan Family Living with Media Wall, Kitchen, Dining Room, Utility and WC to the ground floor. First floor offers Master Bedroom leading to ensuite, Bedrooms 4, 5 & 6 and Family Bathroom. Second Floor leads to Bedroom 2 with ensuite shower room and Bedroom 3.

Extensively extended to provide a beautiful family home. Cosmetically and aesthetically pleasing throughout, the current Vendor has created a beautiful home ready to move into.

Early viewing is highly recommended.

**Price: £499,950 Offers in Excess Of**



# Accommodation

## Entrance Hall

Through the front door of this beautifully presented 6 Bedroom Detached property, we enter into the Hallway. Ahead to the left, an open spindle wood and carpeted staircase leads to first floor accommodation. To the left is the Lounge, to the right a door provides access to the integral double garage and ahead a door leads to Open plan Living & Kitchen. The Hall features single radiator, coving to ceiling and wood flooring underfoot.

## Lounge 5.46m x 3.55m

Situated to the front of the property is the spacious Lounge. An angled bay double glazed window with shutters, looks to front elevation. The room features a double and single radiator and wood flooring underfoot. Ahead an opening leads to Open Plan Living, Kitchen and Dining Room.

## Utility Room 2.67 m x 1.65 m

Through concealed doors, the Utility room is situated beyond the Kitchen, fitted with Navy base units, complimenting the Kitchen. A stainless steel sink with drainer and chrome mixer tap sits beneath a double glazed window to side elevation and the room benefits from plumbing for automatic washing machine and tumble dryer. A door to the right provides access to the WC and to the left a further door provides access to the rear garden. The room features recessed spotlighting to ceiling and wood floor underfoot.

## WC 0.86 m x 1.67 m

The WC consists of a white two piece suite comprising of wall mounted wash hand basin and low level WC, the room features an opaque double glazed window to side elevation, recessed spotlighting to ceiling, single radiator and wood floor underfoot.

## Double Garage 5.28 m x 5.54 m

The Integral Double Garage is accessible via the Hall and features electrics, lighting, storage and two newly installed electric doors to front driveway.



# Accommodation

## Open Plan Living, Kitchen & Dining

3.44 m (extending to 4.74m into Patio) x 8.81 m

Occupying the rear of the property is the spacious and extensive Open Plan Living area, consisting of Kitchen, Dining Area and Family Room.

To the right is the spacious Kitchen area featuring a range of Navy wall and base units with complimentary chrome handles and marble work surfaces over-top. The Kitchen features an inset sink with drainer and mixer tap, situated beneath a double glazed window to rear elevation. To the right Miele integrated appliances including Steam Oven. The room features a concealed pantry and full length doors leading through to Utility beyond. Other features of the Kitchen include dishwasher, wine cooler fridge and recessed spot lighting to ceiling.

The central zone is the Dining Area, spacious and accommodating with Island providing additional prepping space and Induction hob along with Breakfasting /Dining area, pendant lighting and seating make this the perfect space to enjoy a family gathering. Fantastic views into the private garden to the rear, French doors lead to patio area and private rear garden beyond.

The Family Room makes up the final area in this trilogy of the open plan living, the focal point of the room is the media wall with built in shelving and lowline cupboards for storage. The family room enjoys a double glazed window with shutters, to rear elevation underneath which sits an anthracite radiator and features recessed spot lighting to ceiling.

The Open Plan Living flows from zone to zone with wood flooring flowing throughout to bring the spaces together.

## Externally

To the front of the property is an extensive block paved driveway with parking for multiple vehicles, leading to integral Double Garage. To the left is a gravelled area with mature shrub border and to the right a raised planter enjoys perennials. An access gate to the right provides side and rear access to the property.

To the rear the property enjoys a private garden with fenced boundary. The garden is laid mainly to lawn with a paved patio area extending across the rear of the property with access via French doors from Dining area, making it the ideal spot for outdoor dining. The patio is also accessible via the Utility room. The garden features a summer house.



# Accommodation

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## First Floor Landing

An open spindle galleried landing leads to Master Bedroom, Bedrooms 4, 5 & 6, Family Bathroom and storage cupboard. A further door provides access to a hall leading to the second floor. The landing features a single radiator and carpet underfoot.

## Master Bedroom 4.04m x 3.56m

The Master Bedroom is a spacious double room with double glazed window with shutters, to front elevation, underneath which sits a single radiator. To the right a door provides access to the en-suite shower-room. The room features carpet underfoot.

## En-suite Shower Room 1.35m x 1.67m

The en-suite shower-room offers a three piece suite comprising of glass shower enclosure with overhead power shower and glass doors, floating vanity hand basin with storage drawers beneath and low level WC. An opaque double glazed window looks to side elevation and the room features black heated towel radiator and tile effect cushioned floor underfoot.

## Bedroom 4 3.29m (3.85m into robes) x 2.60m

Bedroom 4 is a spacious double room with a double glazed window with shutters, to front elevation. The room features built in double door wardrobes, single radiator and carpet underfoot.

## Bedroom 5 3.45m x 2.86m

Bedroom 5 is a spacious double room with double glazed window to rear elevation, underneath which sits a single radiator. The room benefits from carpet underfoot.



# Accommodation

## Bedroom 6 3.08m x 2.28m

Bedroom 6 is a double room with double glazed window to rear elevation, underneath which sits a single radiator. The room is currently utilised as a home office and features carpet underfoot.

## Family Bathroom 2.00m x 3.02m (into shower)

The Bathroom consists of a white four piece suite comprising of uPVC panelled shower enclosure with contemporary glass sliding glass doors and power shower, panelled bath, vanity wash hand basin with storage beneath and low level WC. A double glazed opaque window looks to rear elevation. The room features tiled effect cushion floor underfoot.

## Second Floor Accommodation

### Bedroom 2 4.25m x 3.68

Bedroom 2 is a spacious double room with double glazed window to front elevation and Velux window to the rear. The room benefits from a single radiator and carpet underfoot. A door leads to en-suite shower room.

### En-suite Shower Room 1.85m x 2.00m

The en-suite shower-room offers a three piece suite comprising of glass shower enclosure with overhead power shower and glass door, vanity wash hand basin and low level WC. A Velux window looks to rear elevation and the room features uPVC panelling to walls, recessed spotlighting to ceiling, chrome heated towel radiator and tiled effect cushioned floor underfoot.

### Bedroom 3 4.25m x 3.53m

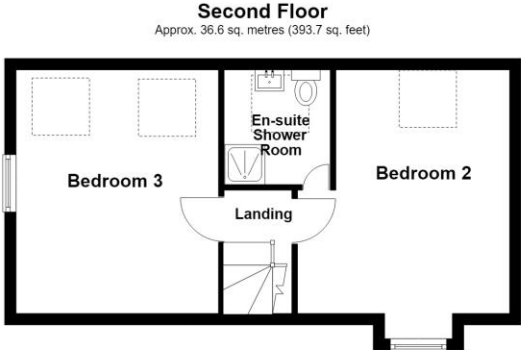
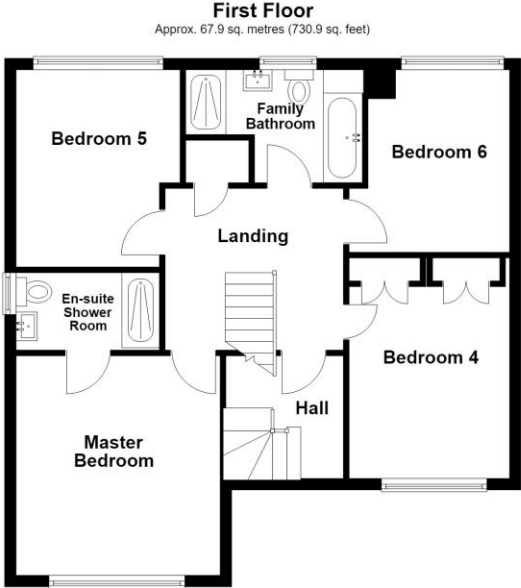
Bedroom 3 is a spacious double room with two Velux window to the rear. A further double glazed window looks to side elevation, underneath which sits a single radiator and carpet underfoot.



# Floor Plan & EPC

## Approximate Gross Internal Area

Ground Floor	101.7 sq. metres /1094.5 sq. feet
First Floor	67.9 sq. metres /730.9 sq. feet
Second Floor	36.6 sq. metres /393.7 sq. feet
Total	206.2 sq. metres /2219.2 sq. feet



Total area: approx. 206.2 sq. metres (2219.2 sq. feet)





Local Authority  
Northumberland County Council

Council Tax  
E

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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