



Southfields | Dudley | NE23 7HU

£295,000

Stunning four-bedroom detached house located in the Southfields area of Cramlington, within the Dudley locality. This property offers a bright and airy lounge through to dining, well equipped kitchen, downstairs W.C., utility, family bathroom, and ensuite to main bedroom, providing a practical layout for family living or those seeking additional space for guests or home working.

Cramlington is well served by local amenities, with a range of supermarkets, shops and leisure facilities in and around Cramlington town centre. Nearby parks and green spaces, including Alexandra Park and Eastfield Playing Fields, offer opportunities for walking, exercise and children's play areas.

Families have access to a selection of schools in the wider Cramlington area, including primary and secondary options, which are reachable by local bus routes or short car journeys.

Public transport links are accessible, with Cramlington railway station providing services to Newcastle and Morpeth, making it suitable for commuters. Typical journey times to Newcastle Central Station are around 15–20 minutes by train. Local bus services connect Southfields and Dudley with Cramlington town centre, surrounding residential areas and Newcastle.

Road connections are convenient, with the A19 and A1 accessible by car, offering routes towards Newcastle, the Tyne Tunnel and further afield across Tyneside and Northumberland. Coastal destinations such as Whitley Bay and Tynemouth, as well as countryside locations in Northumberland, can be reached within reasonable driving times.

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Detached four-bedroom house

Fourth bedroom/study on ground floor

Ensuite to main bedroom

Utility

Downstairs W.C.

EPC: D

Driveway

Council tax band: C

PROPERTY DESCRIPTION:

ENTRANCE DOOR to PORCH door to

ENTRANCE HALLWAY: radiator, staircase to first floor.

DOWNSTAIRS CLOAKS/W.C.: Briefly comprising; low level floating W.C., wash hand basin in vanity unit, UPVC frosted window to side, radiator.

LOUNGE: (rear): 13'3 x 11'11 (4.03m x 3.63m)

Double glazed sliding doors to rear garden, coving to ceiling, radiator, opening to

DINING ROOM: (rear): 8'10 x 7'7 (2.68m x 2.30m)

Radiator, double glazed window to rear.

KITCHEN: (front): 11'3 x 7'1 (3.42m x 2.15m)

Fitted wall and base units with work surfaces incorporating; a single drainer sink unit with mixer tap, built in gas hob, built in electric oven, extractor hood, plinth heating, double glazed window to front, part tiled walls, tiled flooring.

UTILITY: 7'10 x 7'10 (2.40m x 2.40m)

Double glazed frosted barn style door to side, work surface, space for fridge freezer, space for washing machine and tumble dryer, wall mounted combination boiler, storage cupboard.

BEDROOM FOUR/STUDY: (ground floor front) 9'11 x 7'10 (3.02m x 2.40m)

Double glazed window to front, radiator.

FIRST FLOOR LANDING AREA: Double glazed window to side.

FAMILY BATHROOM: 10'8 x 5'8 (3.26m x 1.72m)

Three-piece suite briefly comprising; low level W.C., panelled bath, pedestal wash hand basin, part tiled walls, double glazed frosted window to front.

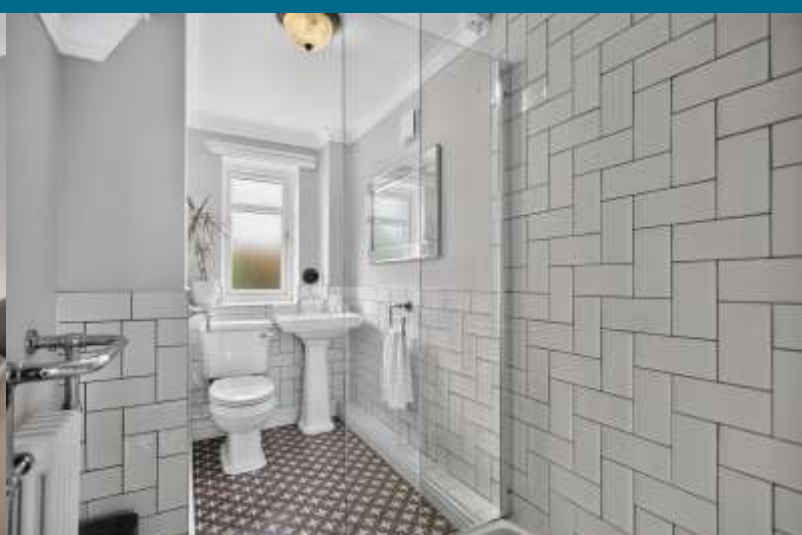
BEDROOM ONE: (rear): 12'0 x 10'1 (3.67m x 3.07m)

EN-SUITE SHOWER ROOM: Contemporary and stylish en-suite, comprising of, shower cubicle with chrome shower and additional forest waterfall spray, vanity sink unit with mixer taps, low level w.c with push button cistern, tile effect flooring, fully tiled walls, recessed shelving, panelling and spotlights to ceiling.

BEDROOM TWO: (front): 15'0 x 10'5, (4.57m x 3.18m), into alcoves and triple glazed bay window enjoying stunning coastal views, excluding depth of fitted wardrobes, radiator.

BEDROOM THREE: (front): 8'2 x 7'5, (2.48m x 2.26m), triple glazed window with stunning views, radiator, fitted storage to one wall

EXTERNALLY: An extensive and stunning, West facing rear garden, enjoying approximately 100ft of fabulous outside space, mainly lawned with paved patio, well stocked borders, shed. The garage measures an internal, 18'10 x 7'11, (5.7m x 2.4m), with electric roller door, power and lighting, double glazed window. The front, block paved driveway offers parking for at least 5/6 cars and also boasts an EV charging point.



PRIMARY SERVICES SUPPLY

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: GAS CENTRAL

Broadband: FIBRE TO CABINET

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.

AGENTS NOTE

Please note that a non-refundable AML fee is chargeable once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. 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.

RESTRICTIONS AND RIGHTS

Listed? NO

Conservation Area? NO

Restrictions on property? The property is both freehold and leasehold. There are covenants in the lease which restrict the property from being used for running a business, subletting, holiday home use etc.

Easements, servitudes or wayleaves? NO

Public rights of way through the property? NO

RISKS

Flooding in last 5 years: NO

Risk of Flooding: ZONE 1 / LOW RISK

Known safety risks at property (asbestos etc...): NO

BUILDING WORKS

Any known planning permissions or proposals in the immediate locality: NO

Outstanding building works at the property: NO

ACCESSIBILITY

This property has no accessibility adaptations:

- E.g. Ramp access to front door
- E.g. Accessible handrail to side door
- E.g. Wet room to ground floor
- E.g. Lift access to first floor

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: C

EPC RATING: D

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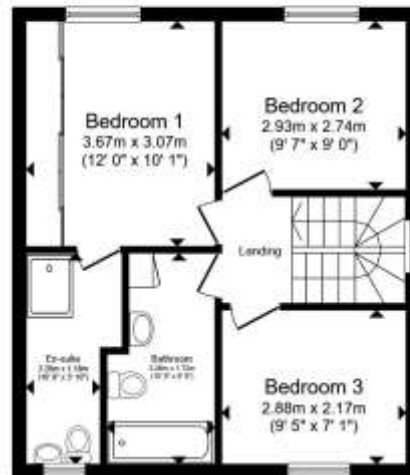
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Ground Floor



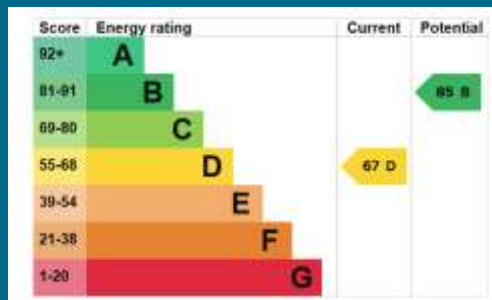
First Floor

Total floor area 97.3 m² (1,047 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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FLOORPLAN



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



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.