



Dearham Grove

Cramlington, NE23 3FR

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- Four bedroomed detached family house
- Highly sought after residential development
- Conservatory
- Master bedroom with en suite shower room
- Gas fired central heating and sealed unit double glazing
- Garage and well tended gardens

Offers in the Region of £259,950 For Quick Sale

Dearham Grove

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A well presented four bed roomed detached family house, situated within a cul de sac in an excellent location within this highly sought after residential development. With gas fired central heating and sealed unit double glazing, the well appointed and much improved accommodation comprises briefly: Entrance hall, cloakroom/WC, reception hall, 27ft lounge/dining room with patio doors leading to conservatory, 16ft breakfasting kitchen, archway to utility room, first floor landing, master bedroom with en suite shower room, three further bedrooms and refurbished contemporary family bathroom/WC. There is an attached garage and well tended front and rear gardens. Ideal for the family purchaser, the property is well placed for Cramlington's excellent network of cycle paths and transport links, making it ideal for commuting further afield as well as for access to local amenities. Internal inspection is well recommended.

The Accommodation Comprises:

Entrance Hall

Double glazed front door, dado rail, wood effect laminate flooring.

Cloakroom/WC

Fitted with white suite comprising low level WC and wall mounted wash hand basin with tiled splashback, cloaks rail, wood effect laminate flooring, double glazed window to front.

Reception Hall

Understair storage cupboard, central heating radiator concealed within a decorative panel, wood effect laminate flooring, stairs to first floor landing.

Lounge/Dining Room 10' 11" (3.33m) x 27' 8" (8.43m) (Into bay)

Pebble style living flame gas fire set within contemporary polished wood surround and marble hearth, coved ceiling, two double panel central heating radiators, double glazed bay window to front, double glazed sliding patio doors to:

Conservatory 9' 8" (2.95m) x 9' 4" (2.84m)

Wood effect laminate flooring, double glazed windows and door leading to the rear garden.

Breakfasting Kitchen 16' 2" (4.93m) x 10' 4" (3.15m) (Max)

Fitted with a good range of wall, display and base units with inset stainless steel sink unit to round edged work surfaces with tiled surrounds, provision for both gas and electric cooker, extractor hood over cooker area, plumbing for dishwasher, double panel central heating radiator, wood effect laminate flooring, central heating boiler, two double glazed windows and door to rear garden. Archway to:

Utility Room 8' 6" (2.59m) x 4' 3" (1.3m)

With a good range of units with round edged work surfaces and tiled surrounds, wood effect laminate flooring, double glazed window to side.

First Floor Landing

Airing cupboard housing insulated hot water cylinder.

Bedroom One 12' 6" (3.81m) x 11' 5" (3.48m)

Built in double wardrobes with mirror fronted sliding doors, central heating radiator, two double glazed windows to front.

En Suite Shower Room/WC

Fitted with contemporary white suite with modern chrome fittings comprising low level WC, wall mounted wash hand basin and shower quadrant with mains shower unit, fully tiled surrounds, tiled floor, stainless steel heated towel rail/radiator, double glazed window to front.

Bedroom Two 10' 8" (3.25m) x 8' 10" (2.69m)

Built in double wardrobes with mirror fronted sliding doors, central heating radiator, access to loft, double glazed window to rear.

Bedroom Three 9' 0" (2.74m) x 8' 6" (2.59m)

Built in wardrobe, wood effect laminate flooring, central heating radiator, double glazed window to front.

Bedroom Four 8' 10" (2.69m) x 8' 10" (2.69m) (Max)

L shaped with central heating radiator and double glazed window to rear.

Bathroom/WC

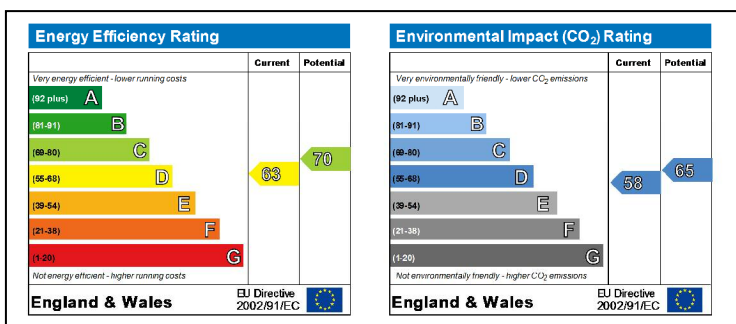
Refurbished with contemporary suite in white with modern chrome fittings comprising low level WC, pedestal wash hand basin and shaped Spa bath with mains shower over, shower screen and fully tiled surrounds, tiled floor, double glazed window to rear.

Garage

Attached with up and over door.

Externally

The front garden is lawned with a good range of conifers and other shrubs, block paved driveway to garage. To the rear of the property, there is a patio with steps up to lawn, well stocked borders housing a range of shrubs, plants and flowers and cold water tap.





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