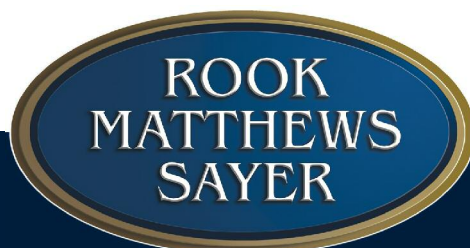




Lamonby Way Cramlington

- Well Presented Modern Detached Family Home
- Four Bedrooms / Master En Suite
- Sought After Location / Close to Major Road Links
- Spacious Gardens
- Detached Double Garage
- VIEWINGS ESSENTIAL

£265,000



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Lamonby Way, Cramlington, Northumberland NE23 7XW

A well laid out style of four bedroom detached has been offered for sale on Lamonby Way, Cramlington. In a sought after location on popular Southfield Gardens Estate close to the award winning Cramlington Learning Village. The estate itself has good links to major roads including the A189, A19 & A1. Briefly Comprising: Entrance hall, ground floor cloaks/wc, office, spacious lounge, dining room, breakfasting kitchen & utility. First floor accommodation comprises, three double bedrooms, master with ensuite, single bedroom & family bathroom. Lovely, well presented modern family home on a good sized plot with a detached double garage.

ENTRANCE

Double glazed entrance door, solid wood flooring, coving, understairs cupboard, radiator, staircase to first floor.

GROUND FLOOR STUDY/OFFICE 7' 0" (2.13m) x 6' 05" (1.96m)

Laminate flooring, radiator, double glazed window to front, telephone point.

GROUND FLOOR CLOAKS/W.C.

Amtico flooring, pedestal wash hand basin, low level w.c., double glazed window to side, radiator.

LOUNGE 14' 0" (4.27m) x 16' 0" (4.88m) Into Bay

Double glazed bay window to front, coving, double radiator to bay, telephone and television points + sky, living flame gas fire, fire surround, door to dining room.

DINING ROOM 10' 0" (3.05m) x 8' 0" (2.44m)

Double glazed French doors to rear, radiator, coving. Door to breakfasting kitchen.

BREAKFASTING KITCHEN 16' 0" (4.88m) x 8' 0" (2.44m)

Double glazed window to rear x 2, part solid wood flooring, single radiator x 2, wall and base units, worktops, 1.5 stainless steel sink unit, gas hob, electric oven, extractor, space for fridge/freezer and dishwasher. Door to utility.

UTILITY ROOM

Stainless steel sink, base units and worktop, Potterton wall mounted boiler, single radiator, double glazed door to side.

FIRST FLOOR LANDING

Airing cupboard, access to loft space.

MASTER BEDROOM 11' 0" (3.35m) x 14' 0" (4.27m) Max

Feature arch to main bedroom, double glazed window to front, single radiator, television and telephone points.

EN SUITE

Low level w.c, vanity basin and storage cupboard, shower cubicle with mains shower, Amtico flooring, double glazed window to front.

BEDROOM TWO 12' 0" (3.66m) x 9' 10" (3m)

Double glazed window to front, single radiator, television point.

BEDROOM THREE 11' 0" (3.35m) x 11' 0" (3.35m)

Single radiator, double glazed window to rear.

BEDROOM FOUR 9' 11" (3.02m) Max x 8' 0" (2.44m)

Double glazed window to rear, single radiator.

FAMILY BATHROOM

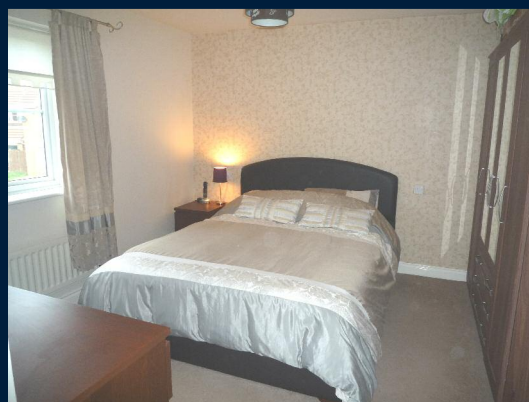
Low level w.c, vanity basin with storage cupboard, panelled bath, Amtico flooring, single radiator, double glazed window to rear.

EXTERNALLY

Shared driveway to front overlooking a footpath into Barnes Park, lawn and borders to the rear. Good sized garden mainly laid to lawn with gravelled border, patio, fenced and walled boundaries. To the rear of the garden there is a detached double garage with light and power points, and two up and over doors. Also a door which can access the garage from the garden.

LS/LK/BL3184/15.7.10

R479 Ravensworth 01670 713330



Energy Efficiency Rating			Environmental (CO ₂) Impact Rating		
	Current	Potential		Current	Potential
Very energy efficient (low running costs)			Very environmentally friendly (low CO ₂ emissions)		
(A) 92-100			(A) 10-100		
(B) 81-91			(B) 11-91		
(C) 69-80			(C) 12-80		
(D) 55-68			(D) 13-70	61	66
(E) 39-54			(E) 14-61		
(F) 21-38			(F) 15-51		
(G) 1-20			(G) 16-40		
See energy.gov.uk for more information			See energy.gov.uk for more information		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

Important Note: None of the services have been tested. Measurements, where given, are approximate and for descriptive purposes only. Boundaries cannot be guaranteed and must be checked by solicitors prior to exchange of contracts. Rook Matthews Sayer 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 any part of a contract. No persons in the employment of Rook Matthews Sayer has any authority to make or give any representation or warranty whatever in relation to this property.

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