



To buy

### 3 bed detached house to buy in

Underwood Grove, Cramlington,  
Cramlington, Northumberland, NE23 3UT

**£275,000** Offers over

 x 3  x 2

Tenure

**Freehold**

Garage parking

### Property features

- ✓ Spacious three bedroom detached home
- ✓ Great family home
- ✓ Sought after location within
- ✓ Two reception rooms and a conservatory
- ✓ EPC Rating D

## Key Information

- ✓ Council Tax: Band D
- ✓ EPC Rating: D
- ✓ Heating supply: Gas

## Description

Spacious detached home set within the popular Northburn Estate. This larger than average three bedroom home would make a lovely family home and benefits from a large open plan kitchen/diner and two reception rooms. Well placed to provide a lovely garden to the rear and there is possible potential to extend over the garage to provide a fourth bedroom.

The living accommodation comprises entrance hallway, ground floor cloaks, good sized living room, dining room to the rear which opens to the conservatory. There is a large kitchen/diner which opens to the garden and with internal door to the garage.

The first floor provides three bedrooms, the master with en suite and a shower room. Externally there is a good sized garden to the rear, side access, driveway and garage to the front elevation.

Offering lots of potential and in a great location, this is a lovely home.

Council Tax Band: D

Tenure: Freehold

Price: Offers over £275,000

Property Type: Detached House

Parking: Garage

Heating: Gas

## External

Gardens to the front and rear. The latter has gated side access and timber boundary. Laid with lawn and patio. The front provides a driveway and garage with up and over door. Internal door to the kitchen/diner.



## Shower room

Comprising w.c, wash hand basin and walk in shower enclosure. Window and radiator.



## Bedroom Three

*2.87m x 2.66m (9'4" x 8'8")*

To the front elevation with window and radiator. Built in storage.



## Bedroom Two

*4.01m x 3.90m (13'1" x 12'9")*

Spacious double bedroom to the front elevation with two windows, radiator and a range of fitted wardrobes.



## En suite

Comprising wash hand basin, w.c and shower enclosure. Radiator.



## Bedroom One

4.38m x 3.26m (14'4" x 10'8")

To the rear elevation with window, radiator and a range of fitted wardrobes.



## Landing

First floor landing with window and access to bedrooms and bathroom.



## Kitchen/diner

5.70m x 3.96m (18'8" x 12'11")

Open plan space with a good range of fitted wall and base units with contrasting work top over and space for dining. Integrated appliances include an eye level double oven, ceramic hob and extractor. Plumbed for the washing machine and dishwasher. Door to the garage and garden and window to the rear.



## Conservatory

3.00m x 2.42m (9'10" x 7'11")

Glazed conservatory with french doors opening onto the garden.



## Dining room

4.33m x 2.82m (14'2" x 9'3")

Glazed doors open to the conservatory and radiator.



## Living room

5.47m x 3.65m (17'11" x 11'11")

Spacious living room with windows to the front and side elevation, radiator and feature fire place.



## Cloaks

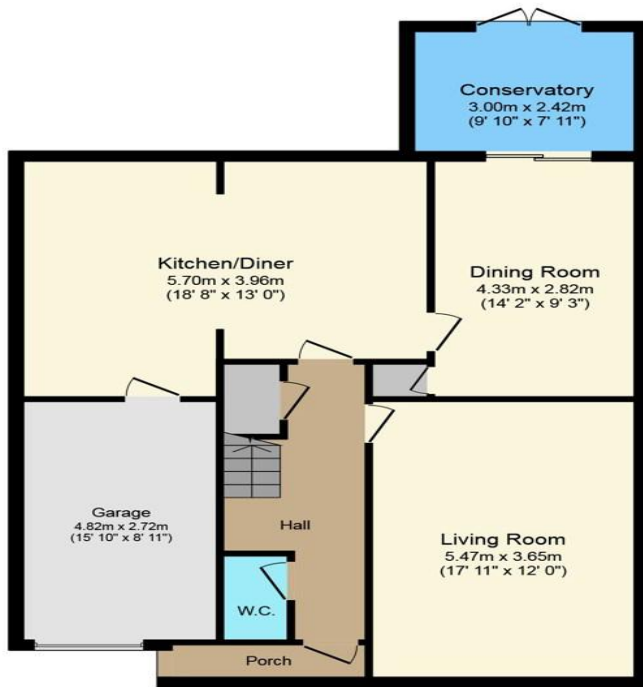
Ground floor cloaks comprising wash hand basin, w.c and radiator. Feature circular window to front elevation.



## Entrance hallway

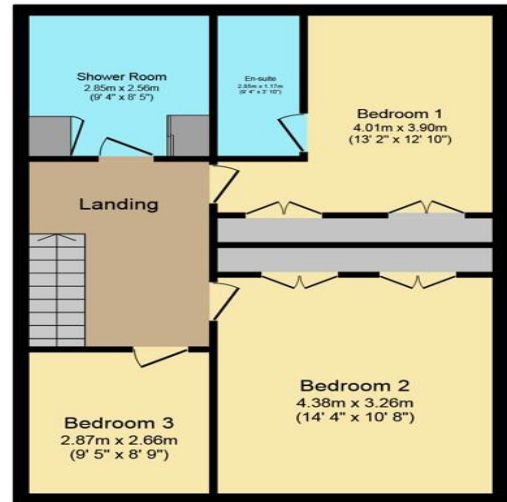
External door to the hallway. Radiator, under stair storage and door to cloaks.





**Ground Floor**

Floor area 96.4 sq.m. (1,038 sq.ft.) approx



**First Floor**

Floor area 63.5 sq.m. (683 sq.ft.) approx

Total floor area 159.9 sq.m. (1,721 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

Powered by audioagent.com

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		79
(55-68) <b>D</b>	66	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC

Underwood Grove, Cramlington, Cramlington, Northumberland, NE23 3UT

Contact your local branch today for more information on this property:

**107 London Road, Headington, Oxford, Oxfordshire, OX3 9HZ, [www.chancellors.co.uk](http://www.chancellors.co.uk)**

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

