



Spilsby Crescent, St Nicholas Manor, Cramlington

£319,950 Offers in Region Of

MICHELLE ROPER

POWERED BY
exp UK

Spilsby Crescent

St Nicholas Manor, Cramlington, NE23 1AT

We offer For Sale this beautifully presented 4 Bedroom Detached Family Home on Spilsby Crescent, in the ever popular location of St Nicholas Manor, Cramlington.

Situated within a desirable plot and enjoying private gardens to front and rear as well as off street parking via a tarmac driveway leading to a single Garage.

The property briefly comprises of Entrance Hallway, Lounge, Kitchen/Dining Room with integrated appliances and WC to Ground Floor. First Floor offers, Landing, Master Bedroom with En-Suite Shower room, Bedrooms 2, 3 & 4 and Family Bathroom.

Cosmetically and aesthetically pleasing throughout, the current Vendors have created a beautiful home ready to move into.

Early viewing is highly recommended.

Price: £319,950 Offers in Region Of



Accommodation

Entrance Hall

Through the composite front door we enter into the Hallway. To the right is a conveniently situated WC and to the left a door leads into the spacious Lounge. Ahead a further door leads to the Kitchen / Dining Room beyond and to the right of the Hall is a carpeted staircase leading to first floor accommodation. The Hall features a single radiator, storage cupboard housing the boiler and wood flooring underfoot.

WC

The ground floor WC is conveniently situated off the Entrance Hall and offers a white two piece suite comprising of pedestal wash hand basin and low level WC. The room is tastefully decorated with tiling to walls and wood flooring underfoot. A double glazed opaque window looks to front elevation and the room features a single radiator.

Lounge 5.63m x 3.52m

Situated to the front of the property is the spacious Lounge. A double glazed bay window looks to front elevation underneath which sits a double radiator. The focal point of the room is the central media wall between two recessed alcoves ideal for family movie nights. The room features carpet underfoot.



Accommodation

Kitchen / Dining Room – 4.47m x 6.05m

Occupying the rear of the property, the Kitchen/ Dining Room is the perfect family space for entertaining. To the right the Kitchen benefits from a range of grey shaker style wall and base units with complimentary black handles and ovetop worksurfaces leading to an inset 1.5 bowl stainless steel sink with single drainer and mixer tap. Integrated appliances include a Zanussi double oven and gas hob with overhead extractor hood, with space for freestanding Fridge Freezer, Dishwasher and automatic washing machine, with recessed spotlighting to ceiling. To the left is the dining area ideal for a family get together and evening meals. The space is accommodating of a dining table and enjoys views of the private rear garden via French doors. The room features a single radiator, recessed spotlighting to ceiling and wood flooring underfoot.

Externally

To the front of the property there is a pathway leading to front entrance with a private garden laid mainly to lawn.

To the rear and accessed via the Kitchen / Dining room is the private enclosed garden. A large paved patio area sits directly beyond French Doors, a further private patio area to the left is situated beneath a Pergola creating an ideal space for outdoor entertaining and family meals. The garden enjoys a fenced boundary with a small lawned area and side access gate to driveway and Garage.

Single Garage

Single garage with up and over door to front. The garage benefits from electrics and lighting.



Accommodation

First Floor Landing

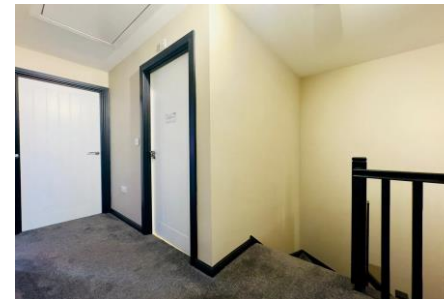
The carpeted landing provides access to Master Bedroom, Bedrooms 2, 3 & 4 and Bathroom. The landing is spacious with open spindle balustrade.

Master Bedroom – 4.57m (into bay) x 3.02m

Situated to the front of the property is the spacious Master Bedroom. A double glazed bay window looks to front elevation and creates a beautiful focal point to the room. A door to the right provides access to an En-suite Shower room and the room benefits from a single radiator and carpet underfoot.

En-Suite Shower room – 1.34m x 2.26m

The En-Suite Shower room consists of a white three piece suite comprising of walk in shower enclosure with power shower and sliding glass doors, low level WC and pedestal wash hand basin. A double glazed opaque window looks to side elevation and the room features recessed spotlighting to ceiling, tiling to walls, single radiator and tiled floor under-foot.



Accommodation

Bedroom 2 – 3.46m x 3.03m

Bedroom 2 is situated to the rear of the property and benefits from a double glazed window to rear elevation, beneath which sits a single radiator. The room is a spacious double and features carpet under-foot.

Bedroom 3 – 2.39m x 2.97m

Bedroom 3 is also situated to the rear of the property and benefits from a double glazed window to rear elevation, underneath which sits a single radiator. The room features carpet underfoot.

Bathroom – 2.08m x 1.94m

The Family Bathroom is situated centrally and consists of a white three piece suite comprising of panelled bath with mixer tap, wall mounted hand wash basin and low level WC. The room features a double glazed opaque window to side elevation, single radiator, recessed spot lighting to ceiling and complimentary tiled walls with tiled floor under-foot.

Bedroom 4 – 2.86m x 2.40m

Bedroom 4 is situated to the front of the property and is currently utilised as a dressing room. To the left are fitted robes provide ample storage and ahead a double glazed window looks to front elevation, underneath which sits a single radiator.


The room features carpet underfoot.



Floor Plan & EPC

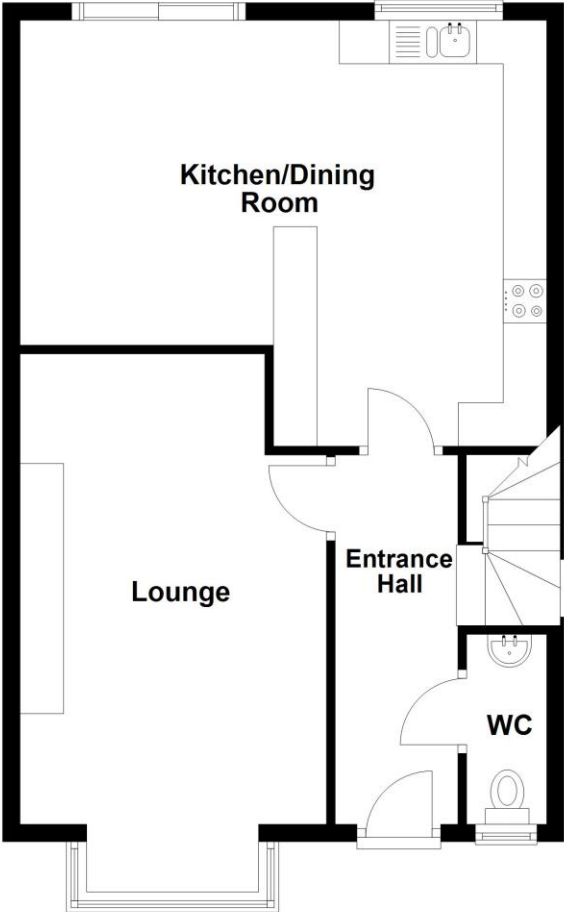
Approximate Gross Internal Area

Ground Floor	54.6 sq. metres / 588.1 sq. feet
First Floor	55.8 sq. metres / 600.7 sq. feet
Total	110.4 sq. metres / 1188.7 sq. feet

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

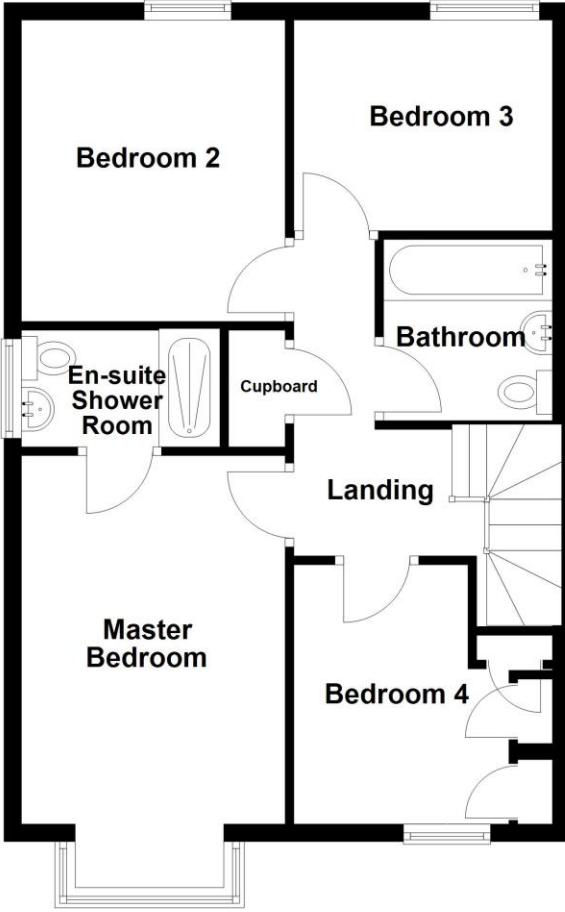
Ground Floor

Approx. 54.6 sq. metres (588.1 sq. feet)



First Floor

Approx. 55.8 sq. metres (600.7 sq. feet)



Total area: approx. 110.4 sq. metres (1188.7 sq. feet)





Local Authority
Northumberland County Council

Council Tax
Band D

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.

MICHELLE ROPER
exp UK

19 Main Street, Ponteland, Northumberland, NE20 9NH

T 07583 095763

E michelle.ropер@exp.uk.com

wmichelleroper.exp.uk.com

