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20 Lamonby Way
Cramlington



SANDERSON YOUNG
estate agents &
property consultants

Price Guide: £340,000



20 Lamonby Way, Cramlington, Northumberland NE23 7XW

SITUATION AND DESCRIPTION

A substantial, extended five bedroom detached property, well positioned in this popular residential estate in Cramlington. The property has well-proportioned accommodation set over two floors, with excellent reception space, double integral garage and generous private garden. To the first floor are five bedrooms, two of which have the benefit of en-suite accommodation. The property is situated for excellent commuting and is within ease of access of a wealth of fantastic local amenities and new Emergency Care Hospital.

The accommodation briefly comprises: entrance vestibule, cloakroom/wc, hallway, living room, fully fitted kitchen, utility room, dining room, sitting room, study, garden room, first floor landing, master bedroom with en-suite, guest double bedroom with en-suite, two further double bedrooms, single bedroom/study, family bathroom/wc, double integral garage, front block paved double driveway, lawned rear garden with private aspect.

The property comprises:

ENTRANCE PORCH

With double glazed front door, tiled flooring and a door leading to the reception hallway.

RECEPTION HALLWAY

With a radiator, solid wood flooring and a door leading to the cloakroom/wc.

CLOARKOOM/WC

Fitted with a close coupled wc, wash basin housed in a vanity unit, radiator, tiled flooring and a double glazed window to the front elevation.

From the hallway a door leads to the living room.

LIVING ROOM

18'1 x 10'1 (5.51m x 3.07m)

The principal reception room has a double glazed window to the front elevation, ceiling coving, TV point, solid wood flooring and gas fire with decorative surround.

BREAKFASTING KITCHEN

16'11 x 11'6 (5.16m x 3.51m)

This high quality kitchen has a range of wall and base units with granite worktops with stainless steel sink unit and drainer. There is space for a range cooker, extractor hood and integrated dishwasher. There is a central island, tiled flooring with underfloor heating, radiator and access doors to the reception rooms.

PLAY ROOM

21'1 x 9' (6.43m x 2.74m)

This play room/family room has double glazed French doors leading to the rear garden, decorative ceiling coving, solid oak flooring and a door linking to the study/library room.

STUDY/LIBRARY ROOM

12'1 x 6'1 (3.68m x 1.85m)

Accessed via the play room, there is a double glazed window and radiator.

Returning to the kitchen a door leads to the garden room.

GARDEN ROOM

16' x 7'1 (4.88m x 2.16m)

This contemporary garden room has a double glazed window to the rear elevation with two Velux roof lights providing excellent light, radiator, French doors leading to the garden and solid wood flooring.

MUSIC ROOM

19' x 7'1 (5.79m x 2.16m)

This versatile reception room has a uPVC window to the rear elevation, radiator and solid wood flooring.

UTILITY ROOM

18'1 x 5' (5.51m x 1.52m)

The utility has base units with granite worktops with a single bowl stainless steel sink unit with drainer, tiled splash backs and plumbing for a washing machine. There is also a uPVC door leading to the side of the property.

Returning to the hallway stairs lead to the first floor landing.



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FIRST FLOOR LANDING

With doors leading to the bedroom and bathroom accommodation.

BEDROOM ONE

12' x 9' (3.66m x 2.74m)

The master double bedroom has two windows to the front elevation, radiator and fitted wardrobes.

A door leads to the en-suite bathroom.

EN-SUITE BATHROOM

With contemporary suite comprising bath with shower attachment, wash basin housed in a vanity unit and enclosed wc. There is tiled flooring with under floor heating, full tiling to the walls and radiator.

BEDROOM TWO

11' x 10'1 (3.35m x 3.07m)

A guest double bedroom with a double glazed window to the rear elevation, radiator and a door leading to the en-suite shower room.

EN-SUITE SHOWER ROOM

The en-suite has a shower, close coupled wc and wash basin housed in a vanity unit. There is a single radiator and extractor.

BEDROOM THREE

12' x 8' (3.66m x 2.44m) maximum

This double bedroom has a double glazed window to the rear elevation and radiator.

BEDROOM FOUR

8'1 x 12'1 (2.46m x 3.68m)

The fourth bedroom has a double glazed window to the rear elevation and radiator.

BEDROOM FIVE

8'1 x 6' (2.46m x 1.83m)

A single bedroom with a double glazed window to the front elevation and a radiator.

FAMILY BATHROOM

7' x 6' (2.13m x 1.83m)

The family bathroom has a suite comprising panelled bath with shower attachment, wash basin housed in a vanity unit and close coupled wc. There is a shaver point, radiator and tiled flooring.

EXTERNALLY

To the front of the property there is a block paved driveway parking providing off-street parking for several cars. This in turn leads via two up and over door to the double integral garage.

There is a lawned area to the front of the property and fenced boundary with side pedestrian gate leading through to the rear garden. The private rear garden is predominately laid to lawn with stone flagged patio area and pathway and access via two sets of double doors from the reception rooms. There is a hedge boundary and mature trees providing good privacy.

SERVICES

The property has mains electricity, gas, water and drainage.

TENURE

Freehold

COUNCIL TAX

Please see website www.voa.gov.uk

ENERGY PERFORMANCE RATING

Grade: C



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