



Surveyors House

Cramlington Village, NE23 1DN

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- Four bedroomed stone built detached family property
- Pleasantly situated within Cramlington Village
- Oil fired central heating
- Garage
- Workshop
- Extensive gardens

£400,000

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A charming and deceptively spacious four bed roomed stone built detached family property, redecorated throughout with some new carpets and refurbishment, pleasantly situated within Cramlington Village, directly opposite the Parish Church of St. Nicholas. Along with magnificent and beautifully tended gardens, this property will be of interest to the discerning family purchaser requiring a house in a traditional village setting with access to excellent local amenities. With oil fired central heating, the accommodation comprises briefly: Reception hall, lounge, sitting room, rear hall, 21ft breakfasting kitchen, utility room, cloakroom/WC, first floor landing, four bedrooms and bathroom/WC. There is a garage, 20ft workshop and extensive gardens.

Conveniently situated with access to main road links, making it ideal for commuting to Newcastle and other surrounding areas, internal inspection is considered essential to fully appreciate the potential of this unique property.

The Accommodation Comprises:

Reception Hall

Door to front, meter cupboard, dado rail, central heating radiator, understair storage cupboard, stairs to first floor landing.

Lounge 15' 10" (4.83m) x 12' 4" (3.76m)

Open fire set with a lovely Inglenook fireplace in stone with recessed lighting to either side, double panel central heating radiator, window to front.

Sitting Room 16' 0" (4.88m) x 12' 8" (3.86m)

Open stone fireplace, coved ceiling, wall lights, double panel central heating radiator, window to front, picture window to side.

Rear Hall

Breakfasting Kitchen 21' 7" (6.58m) x 13' 0" (3.96m)

Fully refitted with a range of units with inset Belfast sink unit to solid wood work surfaces, split level stainless steel fronted oven with four ring hob and stainless steel extractor hood over, American style fridge freezer with plumbing for cold water and ice making machine, plumbing for dishwasher and automatic washing machine, double panel central heating radiator, exposed polished wood floor, oil fired Aga, central heating boiler, two windows to rear.

Utility Room 9' 6" (2.9m) x 7' 10" (2.39m)

Quarry tiled floor, exposed stone wall, range of built in storage cupboards, panelled ceiling, door and double glazed window to side.

Cloakroom/WC

With suite in white comprising low level WC and wall mounted wash hand basin, quarry tiled floor, panelled ceiling, window to rear.

First Floor Landing

Central heating radiator, access to partly boarded loft via a retractable ladder.

Bedroom One 15' 7" (4.75m) x 12' 5" (3.78m)

Good range of built in wall to wall wardrobes with central mirror fronted sliding doors, coved ceiling, central heating radiator, window to front.

Bedroom Two 15' 11" (4.85m) x 13' 10" (4.22m) (Plus recess)

Coved ceiling, central heating radiator, two windows to front.

Bedroom Three 10' 2" (3.1m) x 8' 0" (2.44m)

Central heating radiator, window to rear.

Bedroom Four 10' 2" (3.1m) x 8' 0" (2.44m) (Max)

Fitted double wardrobe, central heating radiator, window to rear.

Bathroom/WC

Fitted with suite in white comprising low level WC, pedestal wash hand basin with mirror over and freestanding roll top bath with electric shower over and fully tiled surrounds, central heating radiator, window to rear.

Garage

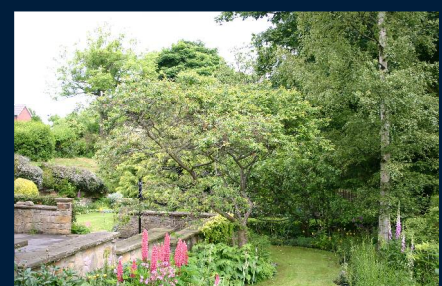
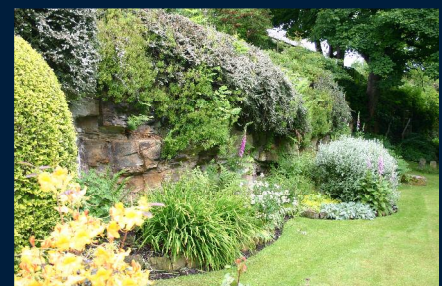
Attached with up and over door, electric lights and power points.



Workshop 20' 6" (6.25m) x 12' 1" (3.68m)

Concealed Inglenook style fireplace.

Externally

The Surveyors House features delightful and well stocked gardens with wrought iron gates leading to a driveway to parking area and garage. The main gardens extend to the side and rear of the property, being formed out of a former quarry and a particular feature being some exposed "cliff faces". There are well tended lawns, an excellent range of plants, shrubs and flowers, summer house, vegetable garden, fruit bushes and apple trees.



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs (92 - 100) A			Very environmentally friendly - lower CO ₂ emissions (92 - 100) A		
(81 - 91) B			(81 - 91) B		
(69 - 80) C			(69 - 80) C		
(55 - 68) D			(55 - 68) D		
(39 - 54) E			(39 - 54) E		
(21 - 38) F			(21 - 38) F		
(1 - 20) G	25	31	(1 - 20) G	27	33
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	



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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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