



4 Arcot Grange

Cramlington



SANDERSON
YOUNG



4 Arcot Grange Cramlington

Delightful & Well Presented Modern Family Home Boasting a Generous Lounge, Wonderful Open Plan Living, Dining and Kitchen Space, Utility Room, Four Good Sized Bedrooms, Family Bathroom with Two Great En-Suites, Off Street Parking for Two Vehicles with Integral Garage, Lawned Rear Gardens & No Onward Chain!

This immaculately presented and upgraded, four bedroom, modern semi-detached family home, is ideally located at the desirable Arcot Grange development, Cramlington.

Arcot Grange is an exclusive, bespoke and modern development, which is positioned on the outskirts of Cramlington and provides excellent access to the A19 and the A1, offering excellent commuting links throughout the region.

This desirable and secure gated development comprises of a mixture of both modern and detached family homes, luxury barn conversions and a stunning Farmhouse, all of which were sympathetically constructed around 5 years ago around an attractive landscaped courtyard setting.

Price Guide:
Offers Over £375,000

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The property, which offers accommodation that is placed over two floors, enjoys a lovely south facing front aspect with a private balcony leading from the master bedroom, lawned rear garden/terrace, extensive double driveway and integral garage with electrically operated door.

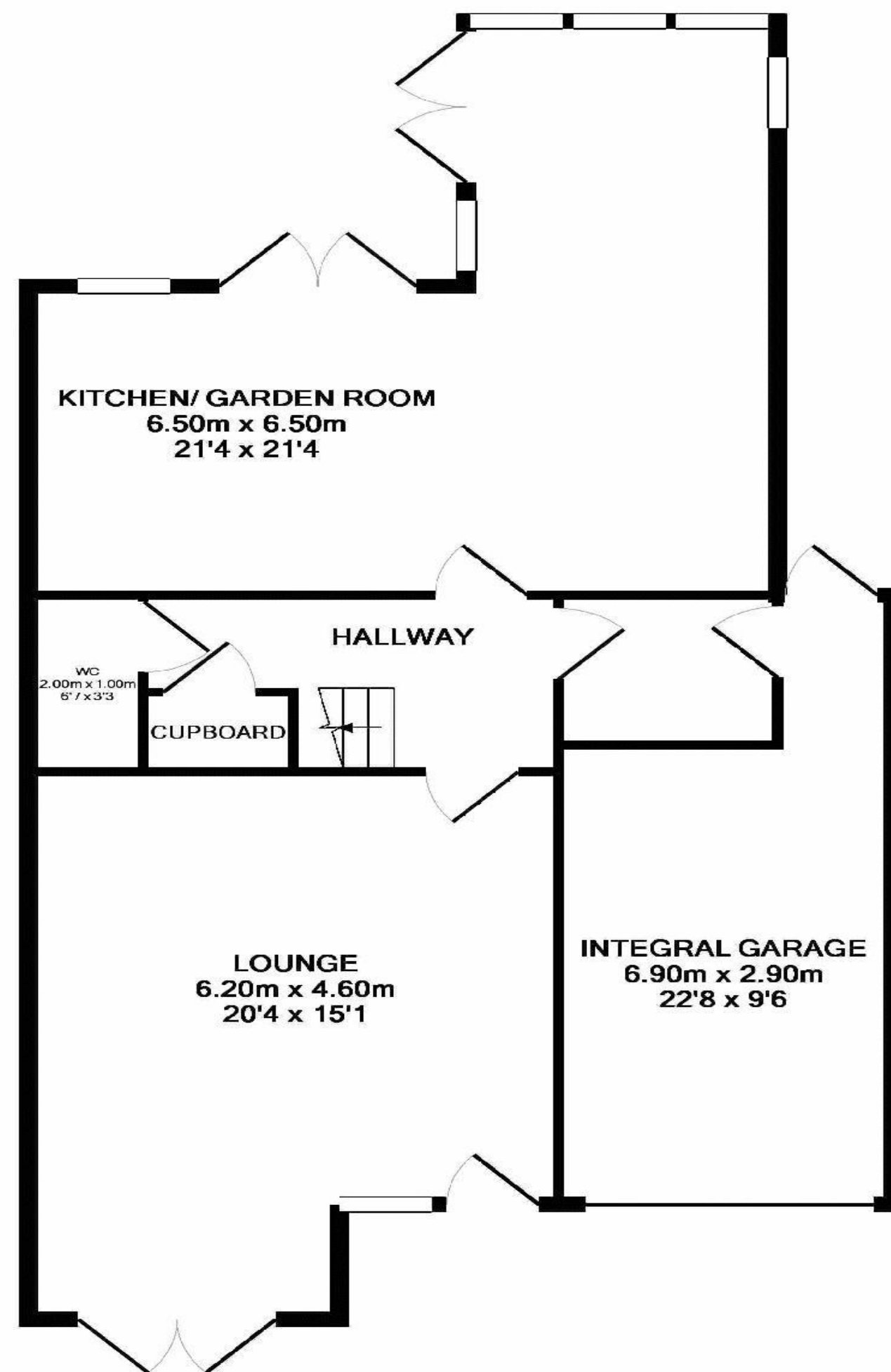
The internal accommodation comprises: Generous lounge | Impressive 'L' shaped open plan kitchen/dining and family room which offers doors leading out and onto the rear gardens | The kitchen area enjoys modern cabinetry with Integrated appliances including oven with Zonal feature operating two temperatures, combination microwave, two freezers, two fridges, hob and dishwasher | Utility room with plumbing for washing machine and door into the integral garage | Ground floor cloakroom/WC.

The stairs then lead up to the first floor landing with store cupboard and give access to four good sized bedrooms | The principal bedroom offers built in storage and a door to the private south facing balcony | En-suite shower/WC | Guest double bedroom with en-suite shower/WC | Two further double bedrooms | Family bathroom with four piece suite and WC | Block paved driveway and landscaped rear gardens with outside electric point and tap.



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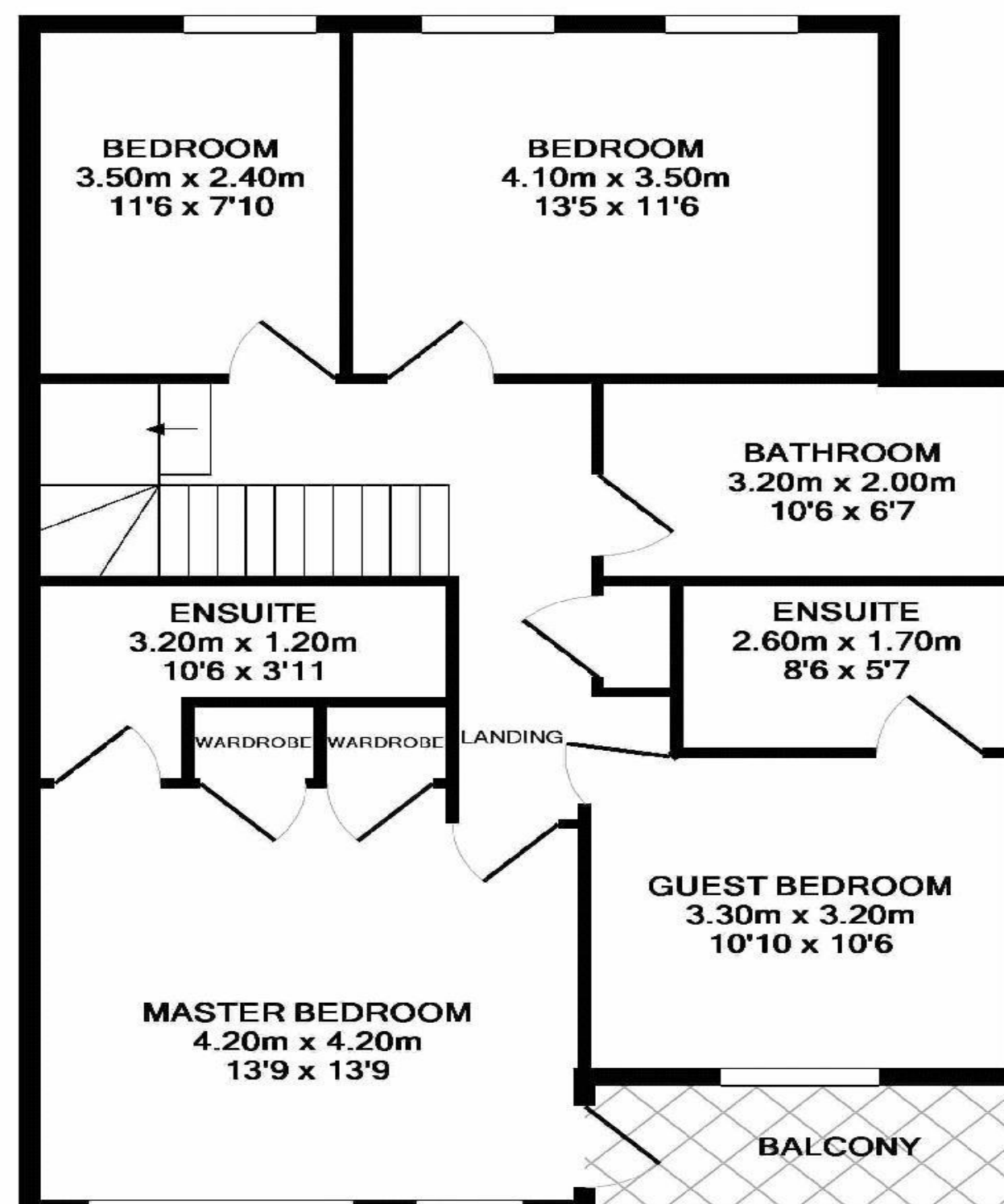


GROUND FLOOR
APPROX. FLOOR
AREA 86.1 SQ.M.
(927 SQ.FT.)

TOTAL APPROX. FLOOR AREA 166.1 SQ.M. (1788 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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1ST FLOOR
APPROX. FLOOR
AREA 80.0 SQ.M.
(861 SQ.FT.)



The property was upgraded and remodelled by the current owner, with the creation of the second guest en-suite, fitted vision blinds to the garden room and kitchen, pleated black out blinds to all the bedrooms, Plantation shutters have been fitted to the lounge, along with new carpeting throughout | Underfloor heating throughout the ground floor, and oak internal doors throughout the house.

An internal viewing is strongly recommended to fully appreciate the quality, finish and living space that this wonderful modern home offers.

Services | Mains; Electricity, Water. Private; Drainage. | Tenure; Freehold | Council Tax; Band E | EPC Register; C

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