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PARADISE ROW, CRAMLINGTON, NE23

Offers Over £799,000

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Substantial four bedroom detached home on Paradise Row in Cramlington.

This delightful home has a well-thought-out layout over two floors. The ground floor comprises an impressive kitchen, spacious lounge, good-sized reception, dining room, a useful utility, and a convenient downstairs WC. The first floor hosts four well-proportioned bedrooms, with a family bathroom and two en-suite shower rooms.

The property further benefits from a double garage with off-street parking for several cars, and an annex comprising a bedroom, kitchen, lounge, and shower room.

The property is ideal for multi generational living and is conveniently located within easy reach of a wide range of local shops, amenities, and schools. It also benefits from excellent transport links, including easy access to the A19 and A1, as well as nearby rail connections offering direct routes to Newcastle and beyond.

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The internal accommodation comprises: A spacious entrance hall with a useful utility, storage cupboard, WC, and stairs leading up to the first-floor landing on the left. To the right is an impressive, spacious kitchen with integral appliances and elegant wall and base units, providing ample storage and work surface space. The kitchen further features a central island and a fireplace. It leads into a large lounge area with a feature fireplace and doors opening into the dining room and the adjacent family room.

The dining room features dual aspect windows, a VELUX skylight and French doors leading out to the rear garden. The family room also benefits from dual-aspect windows and doors providing access to the rear garden. The dining room leads into a further reception room/family room, which in turn gives access back to the entrance hall.

The first-floor landing gives access to four well-proportioned bedrooms, two of which benefit from en-suite shower rooms. A family bathroom serves the remaining bedrooms and comprises a double vanity area with dual wash basins, a WC, and a bath with an overhead shower. The family bathroom is fully tiled on both the floor and walls.

To the rear of the plot is a double garage with an annex. The annex is entered via the ground floor through an entrance vestibule with stairs leading up to the first floor. The first floor comprises a kitchen/lounge area, a bedroom, and a shower room.

Externally, the property is bordered by brick walls with an access gate leading up to the front door. To the left is a full-length driveway, providing off-street parking for several cars. To the rear of the plot is a lawned area, and the main house is surrounded by paving.

Additionally the property has plans approved to build a four bedroom detached home to the rear of the existing dwelling including space to build a further two homes.



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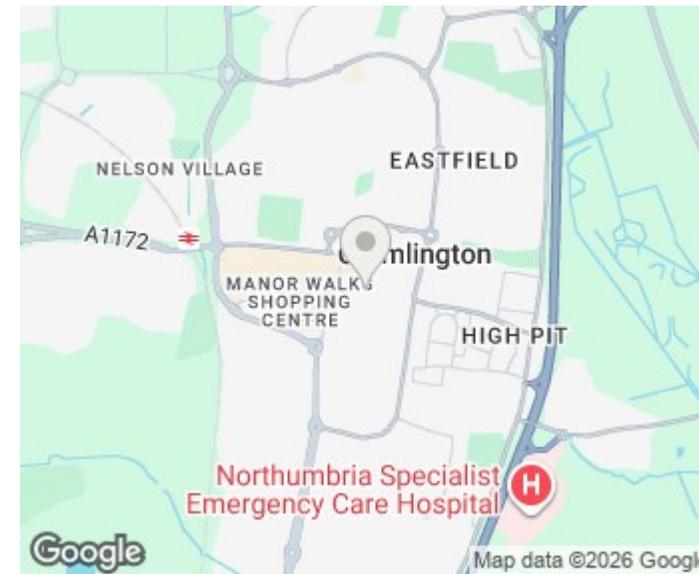
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TENURE : Freehold

LOCAL AUTHORITY : Northumberland City Council

COUNCIL TAX BAND : G

EPC RATING :



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(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	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	