

- 4 Bed Detached House
- Conservatory
- Family Bathroom & En Suite
- Beautifully Presented

- Lovely Cul-de-Sac Location
- Breakfasting Kitchen
- Garage

- 24' Lounge/Dining Room
- Cloakroom/WC
- Private Family Garden



A well presented 4 bedroomed detached house, occupying a lovely position within this sought after residential area. With gas fired central heating and sealed unit double glazing, the Reception Hall, with polished wood floor, leads to the 24' Lounge/Dining Room, with contemporary pebble style electric fire in a Minster style surround. French doors open to a Conservatory, overlooking and with door to the rear garden. The Breakfasting Kitchen is attractively fitted with a range of wall and base units, sink unit, split level oven, 4 ring gas hob with extractor over, plumbing for a dishwasher and auto washer and tiled floor. The Side hall has a door to the side and the Cloakroom/WC is fitted with a low level wc and pedestal wash basin. Stairs lead from the hall to the First Floor Landing, with access to the part boarded loft, via a retractable ladder. Bedroom 1 is to the front and has a range of built in wardrobes and En Suite Shower/WC, refurbished with a contemporary white suite, with wc with concealed cistern, wash stand with wash basin and mirror over and shower cubicle with mains shower unit. Bedroom 2 is to the front and has a built in double wardrobe. Bedrooms 3 and 4 have polished wood floors and are both to the rear. The Bathroom/WC is fitted with a low level wc, pedestal wash basin and panelled bath with shower mixer with screen. The Garage is attached with up and over door.

Externally, the Front Garden is lawned, with a range of conifers and block paved double width driveway to the garage. The South/East facing Rear Garden is private with a patio, lawn, collection of plants and shrubs as well as a cold water tap and external power points.

Goldthorpe Close is a cul-de-sac on Northburn Manor, pleasantly and conveniently located for access to Cramlington's excellent range of amenities, including shopping centre, cinema, pubs and restaurants and schools for all ages. There is also a railway station and good road access to the A189, A19 and A1.

#### Reception Hall

**Lounge/Dining Room 24'2 x 11'3 (max) (7.37m x 3.43m (max))**

**Conservatory 11'9 x 9'10 (3.58m x 3.00m)**

**Breakfasting Kitchen 14'6 x 9'6 (4.42m x 2.90m)**

**Side Hall 8' x 2'11 (2.44m x 0.89m)**

**Cloakroom/WC 6' x 4'2 (1.83m x 1.27m)**

#### First Floor Landing

**Bedroom 1 14'6 x 9' (4.42m x 2.74m)**

**En Suite Shower/WC 3'6 x 9'2 (max) (1.07m x 2.79m (max))**

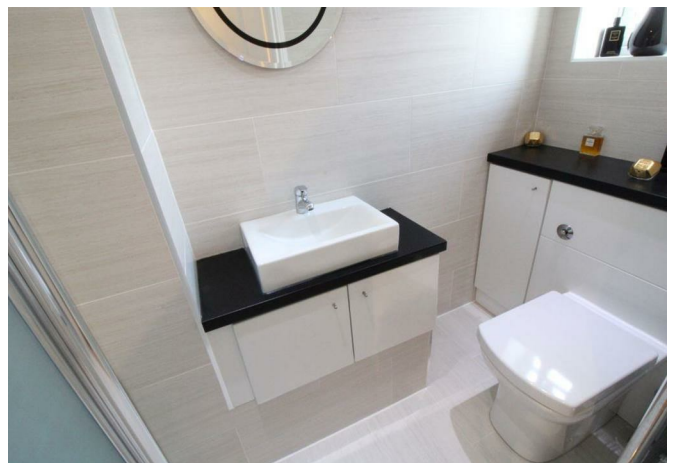
**Bedroom 2 15' x 8'4 (4.57m x 2.54m)**

**Bedroom 3 9'6 x 7'8 (2.90m x 2.34m)**

**Bedroom 4 9'2 x 7'8 (2.79m x 2.34m)**

**Bathroom/WC 6'3 x 6'3 (1.91m x 1.91m)**

**Garage 17'2 x 8'2 (5.23m x 2.49m)**





Energy Performance: Current D Potential B

Council Tax Band: D

Distance from Northburn Primary School: 0.4 miles

Distance from Cramlington Learning Village: 2.9 miles

Distance from Cramlington Railway Station: 1.1 miles

Distance from Newcastle International Airport: 9.2 miles

Distance from Newcastle Central Railway Station: 12.2 miles

Northumberland County Council: 0345 6006400





These particulars do not constitute or form part of an offer nor may they be regarded as representative. All interested parties must themselves verify their accuracy. It is not company policy for any gas, oil or electrical appliances to be tested and purchasers must satisfy themselves as to their working order. Measurements are approximate, floor plans are not to scale and are for illustration purposes only.