

The Gin Gang

24 Arcot Grange Cramlington NE23 7DQ

The accommodation comprises:

Entry via a decorative glazed entrance door with outdoor coach lanterns leading into the hallway.

BOOTROOM 4'6" (1.38m) x 9'2" (2.8m) with Karndean flooring and underfloor heating, decorative coat hanging area and shoe storage and storage cupboards.

GROUND FLOOR WC 4'6" (1.38m) x 4'0" (1.2m) Villeroy & Boch wash hand basin set into vanity unit with mirror above, Villeroy & Boch WC with soft close seat, underfloor heating and Karndean flooring.

UTILITY 5'7" (1.7m) x 7'7" (2.3m) sink and drainer unit with work surface and wall units, plumbing for washing machine, underfloor heating and Karndean flooring.

PLANT ROOM Containing hot water cylinder, underfloor heating controls and fuse board.

LOUNGE 17'0" (5.16m) x 16'10" (5.1m) Comprising of inglenook fire place with log burner, double glazed full height feature window, numerous power points, television point, carpet floor covering and underfloor heating powered by an environmentally friendly air source heat pump.

CIRCULAR GIN GANG 23' (7m diameter) A magnificent fully double glazed Gin Gang with double doors leading onto a block paved patio area and large lawned garden. The Gin Gang could be utilised for many uses such as a sun room, lounge or dining room. There is a feature open vaulted ceiling, numerous power points, television point, Karndean flooring and underfloor heating.

KITCHEN DINER 17'1" (5.2m) x 27'3" (8.3m) (max) Large spacious kitchen diner with Karndean flooring, underfloor heating powered by environmentally friendly air source heat pump. The kitchen is fitted with a range of modern light grey wall and floor units, kitchen island with dark grey units and a range cooker with extractor above, Minerva Carrera white and grey marble work surfaces, a built in dish washer, built in Fisher & Paykel microwave, integral Fisher & Paykel fridge freezer and television point.

LANDING 17'9" (5.4m) x 11'2" (3.4m) incorporating snug area and storage cupboard, Velux window, carpet floor covering and central heating radiator.



Please note all room sizes are approximate. The information is for guidance only and may be subject to change.

BEDROOM ONE (MASTER) 13'11" (4.25m) x 17'5" (5.3m) (including en-suite) a feature double glazed window along with a Velux window, a generous amount of built in wardrobes and drawers, central heating radiator, television point and carpet floor covering.



ENSUITE SHOWER ROOM (Bedroom One) walk in shower cubicle with mains shower, Villeroy & Boch wall hung WC with soft close seat, wall mounted Villeroy & Boch wash hand basin with a vanity unit under with chrome fittings throughout, mirror, tiled walls and floors, chrome heated towel rail.

BEDROOM TWO 8'7" (2.6m) x 14'1" (4.3m) Velux window, built in wardrobe, television point, central heating radiator and carpet floor covering.



BEDROOM THREE 17'9" (5.4m) x 12'2" (3.7m) (including en-suite) double glazed window along with a Velux window, television point, underfloor heating and carpet floor covering.

ENSUITE SHOWER ROOM (Bedroom Three) walk in shower cubicle with mains shower, Villeroy & Boch wall hung WC with soft close seat, wall mounted Villeroy & Boch wash hand basin with a vanity unit under with chrome fittings throughout, mirror, tiled walls and floors, chrome heated towel rail.

OPTIONAL BEDROOM FOUR (in place of landing and snug area) 8'2" (2.5m) x 13'9" (4.2m) Velux window, storage cupboard, television point, central heating radiator and carpet floor covering.

BATHROOM 10'2" (3.1m) x 5'7" (1.7m) four piece white suite comprising walk in shower cubicle with mains shower, bath, Villeroy & Boch wash hand basin with vanity unit under and mirror above with chrome fittings throughout, Villeroy & Boch wall hung WC with soft close seat, chrome heated towel rail, Velux window, part tiled walls and floors.

EXTERNALLY large plot with block paved driveway and lawned front garden. Parking for several vehicles and a double garage with electric doors. Outdoor lighting and an outside tap.