

# The Granary

25 Arcot Grange Cramlington NE23 7DQ

The accommodation comprises:

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

BOOTROOM with Karndean flooring and underfloor heating, decorative coat hanging area and shoe storage, storage cupboard and plant room containing water cylinder and electric fuse board. Stairs leading up to the first floor. There is also access into the rear garden via arched window and door.

LOUNGE **15'1" (4.6m) x 14'5" (4.4m)** Comprising of traditional panelling, double glazed arched window and door leading onto rear patio area and garden, numerous power points, television point, Karndean flooring and underfloor heating powered by an environmentally friendly air source heat pump.

KITCHEN LOUNGE DINER **30'11" (9.4m) x 16'9" (5.1m) (max)** Large spacious kitchen lounge diner with exposed oak beams and tiled floor, 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 5 ring Fisher & Paykel integrated induction hob with feature extractor above, Minerva Carrera white and grey marble work surfaces, a built in dish washer, built in Fisher & Paykel oven, warming drawer, microwave, integral Fisher & Paykel fridge freezer, contemporary log burner and television point. There are two sets of French doors opening out onto a block paved patio area.

UTILITY **10'10" (3.3m) x 5'3" (1.6m)** sink and drainer unit with work surface and wall units, plumbing for washing machine, underfloor heating and Karndean flooring.

GROUND FLOOR WC **6'6" (1.9m) x 4'0" (1.2m)** Tiling to walls and floor, Villeroy & Boch wash hand basin set into vanity unit with mirror above, Villeroy & Boch WC with soft close seat, underfloor heating and Karndean flooring.

LANDING double glazed window and Velux window, carpet floor covering, central heating radiator and storage cupboard.

BEDROOM ONE (MASTER) **21'0" (6.4m) x 14'11" (4.5m) (including en-suite)** Large bedroom with double glazed windows along with Velux windows, a generous amount of built in wardrobes and drawers, central heating radiators, television point and carpet floor covering.



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

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 10'2" (3.1m) x 15'1" (4.6m) double glazed windows along with Velux window, wardrobes, television point, central heating radiators and carpet floor covering.

BEDROOM THREE 10'0" (3m) x 10'2" (3.1m) double glazed window, television point, underfloor heating and Karndean floor covering.

BATHROOM 7'4" (2.2m) x 11'2" (3.4m) 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, double glazed window along with Velux window, tiled walls and floors.

EXTERNALLY large plot with East, West and South facing gardens. Block paved driveway to front with parking for several vehicles and a double garage with electric doors. There is a large rear walled garden with patio area, lawn, outdoor lighting, an outside tap and rear gate access.



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