RYEDALES
Independent Surveyors • Estate Agents

1 Hedgefield View

Dudley Cramlington NE23 7QL

£102,950

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Price £102,950

Accommodation Comprises

Entrance Porch

4'9 x 4'3 (1.45m x 1.30m)

A fully double glazed Porch aligns the Westerly facing rear elevation of the property, featuring a partially glazed uPVC exterior door and direct access to the Kitchen by means of a partially glazed interior door.

Kitchen

13'9 x 6'9 (4.19m x 2.06m)

The fully fitted Kitchen offers a comprehensive range of wall and floor mounted units, having a modern 'Shaker' style beech effect finish, incorporating open display shelving complete with contrasting granite effect preparation surfaces. The commodities include a stainless steel sink unit and drainer with mixer tap fitment, the plumbing for an automatic washing machine, integrated stainless steel electric oven with coordinating gas hob, overhead stainless steel canopy with extractor unit and splash back. The room also features a partial wall tile decoration, heating radiator, a Westerly facing window to the rear elevation and direct access through to the Lounge.

Lounge

13'11 x 12'1 (4.24m x 3.68m)

This well proportioned room represents the Lounge accommodation, exhibiting decoration to include ceiling cornices, whilst the focal point is provided by a modern fire surround aligning the main wall, complete with integrated gas fire. This room also features a heating radiator, an integral storage cupboard, an open staircase leading to the first floor, telephone and television points, together with sliding patio doors leading through to the adjoining Conservatory.

Conservatory

12'8 x 10'1 (3.86m x 3.07m)

Aligning the Easterly facing rear elevation of the property, this well proportioned element provides a purposeful addition to the ground floor accommodation and pleasing Sun Lounge facilities overlooking the rear garden and open aspect beyond.,featuring a new carpet floor covering, vertical window blinds, electric power points and direct access to the rear garden by means of 'French' exterior doors.

First Floor Landing

Providing access to the partially boarded loft space/roof void complete with interior light source and retractable ladder, whilst leading to bedrooms and bathroom.

Principal Bedroom

13'6 x 11'6 (4.11m x 3.51m)

An attractive and well proportioned principal bedroom benefits from a heating radiator and a pleasing Easterly facing window to the rear elevation providing excellent views over the garden and open countryside beyond.

Bedroom Two

9'3 x 7'3 (2.82m x 2.21m)

The spacious second bedroom affords a heating radiator and a Westerly facing window to the rear, whilst the enclosed 'Combi' gas fired boiler supplies both the heating and domestic hot water systems.

Bathroom/wc

6'3 x 5'8 (1.91m x 1.73m)

The fully fitted bathroom is furnished with a white suite, incorporating a pedestal wash handbasin, low level w.c., and panel bath complete with glazed

shower screen and mains supplied mixer shower unit, complemented by a full PVC wall and ceiling finish, having the additional commodities of a wall mounted cabinet and 'ladder' style heating radiator/towel warmer.

External

To the rear Westerly facing elevation of the property is an enclosed yard area featuring an external outhouse/store with power supply, surrounded by a brick wall boundary having gated access to the rear thoroughfare.

Rear Garden

A mature and attractive enclosed garden aligns the Easterly facing front elevation of the property, laid to lawn, complete with gravel. floral and shrub borders having a brick wall and timber fence boundary abutting the open aspect beyond.

Tenure

We are informed by the vendor that the property is Freehold

Council Tax

The property is within NortH Tyneside Council Tax Band 'A' in accordance with information supplied by Gov.uk for the period 2022-2023

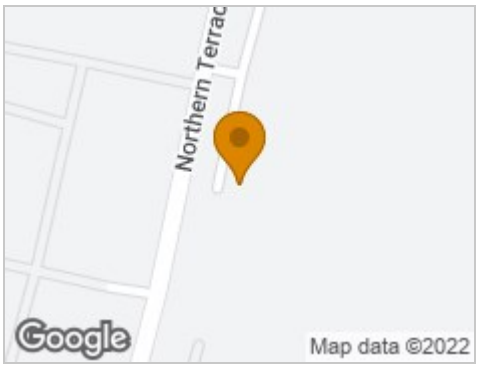
Agents Observations

This attractive and well maintained property offers a comfortable and easily managed home ideally suited to the requirements of a wide range of potential purchaser which is considered to exhibit a good standard of accommodation throughout, benefiting from 'Combi' gas fired heating and domestic hot water systems, the former supplied by means of radiators; uPVC sealed unit double glazing and offered for sale to include ALL FITTED FLOOR COVERINGS AND BLINDS.

Professional Surveys

ARE YOU BUYING WISELY ???, Over priced or hidden defects???, KNOW THE FACTS, arrange a RICS Homebuyers Report and Valuation or Building Survey. For further details on the extensive surveying services available, contact our survey department on tel no. 07572273264 or email surveys@ryedales.com

Road Map



Hybrid Map

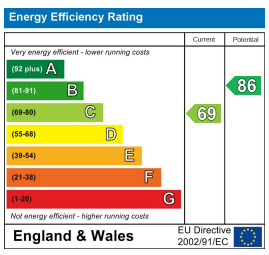
Terrain Map

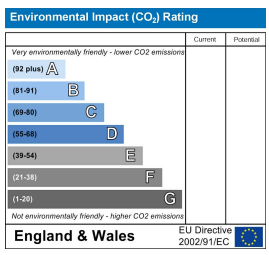
Floor Plan

Viewing

Please contact our Ryedales Office on 01670 737622 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph





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