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## 6 Ruislip Place

Cramlington



**SANDERSON YOUNG**  
estate agents &  
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Price Guide: £365,000



# 5 Ruislip Place, Cramlington

## Northumberland NE23 7XH

### SITUATION AND DESCRIPTION

A well-presented and extended four bedroom detached house, occupying a beautiful mature garden site of approximate 0.2 acres, with an open aspect to the rear, long driveway and garage. The excellent family home is positioned to the head of this quiet cul de sac in Barns Park, and has a lovely rear garden, enjoying a south west facing aspect, with paved terrace seating areas, a summerhouse and good privacy from the established trees and shrubs to the boundary.

The accommodation briefly comprises: vestibule, reception hallway, cloakroom/wc, sitting room, family room, garden/dining room, conservatory, fitted kitchen with integrated appliances: First floor: master bedroom, en-suite shower/wc, three further bedrooms, bathroom/wc, driveway and garage, stunning mature gardens to the front and rear, paved terraces and summerhouse.

The superb family home is well placed for easy access to Cramlington town centre with its wide range of shops and leisure facilities, schooling for all ages, and the A19 and A1 for A1 for commuting to Newcastle city centre and throughout the region.

The property comprises:

#### ENTRANCE VESTIBULE

3'9 x 5'3 (1.14m x 1.60m)

With a double glazed uPVC door and window to the front and side elevations and double doors opening through to the reception hallway.

#### RECEPTION HALLWAY

11'5 x 15'6 (3.48m x 4.72m)

A lovely spacious reception hallway with a staircase to the first floor with under stairs storage, a radiator with decorative cover, built-in cloaks cupboard and glazed oak doors leading to the principal reception rooms, kitchen and cloakroom/wc.

#### CLOAKROOM/WC

4'5 x 7'3 (1.35m x 2.21m)

With a close coupled wc, wash hand pedestal basin, double glazed window to the front with plantation shutters, ceiling coving and a radiator.

#### FAMILY ROOM

11'8 x 11'3 (3.56m x 3.43m)

The family room, positioned to the front of the house, has a double glazed window overlooking the front garden, a radiator and ceiling coving.

#### SITTING ROOM

12'8 x 18'2 (3.86m x 5.54m)

An excellent sized sitting room with a double glazed window and door opening to the conservatory. There is a cast iron wood burning stove set into an attractive brick fireplace and hearth, a radiator and feature beams to the ceiling.

#### CONSERVATORY

11' x 11'7 (3.35m x 3.53m) maximum

An attractive conservatory with timber windows and French doors opening to the terrace and garden and a tiled floor.

#### KITCHEN

17'8 x 7'9 (5.38m x 2.36m)

The kitchen is fitted with a range of wood effect wall and base cabinets with black granite worktops incorporating an inset stainless steel sink, plumbing for dishwasher, AEG electric hob with extractor hood over, integrated double oven and fridge. The kitchen has inset spots to the ceiling, a radiator with decorative cover, double glazed window overlooking the rear garden and an archway leading through to the garden room.

#### GARDEN/DINING ROOM

9'5 x 14' (2.87m x 4.27m)

A versatile third reception room, an extension to the original house, with sliding patio doors to the patio terrace, laminate flooring, a radiator and a double glazed window to the side.

#### UTILITY ROOM

14' x 5'8 (4.27m x 1.73m)

The utility room is fitted with a range of cream wall and base cabinets with solid wood worktops, incorporating a Belfast style sink, plumbing for washing machine and space for a tumble dryer and fridge/freezer. The utility has attractive part panelling to the walls, a double glazed window to the side and doors to the garden and garage.



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### FIRST FLOOR LANDING

The staircase leads to an L shaped first floor landing with access to the loft, a built-in storage cupboard and doors leading to the four bedrooms and family bathroom.

### MASTER BEDROOM

10'9 x 13'4 (3.28m x 4.06m) maximum inclusive of wardrobes

A lovely master bedroom with two double glazed windows, with plantation shutters, overlooking the rear garden towards the open fields and railway line. There are built-in wardrobes, bedside cabinets and drawers and a door leading to the en-suite.

### EN-SUITE SHOWER

3'8 x 10'4 (1.12m x 4.09m)

The en-suite has a mains shower, concealed cistern wc and wash hand basin in vanity with storage. There is a double glazed window to the side and a chrome ladder radiator.

### BEDROOM TWO

13'3 x 10'4 (4.04m x 3.15m)

A large double bedroom with a double glazed window to both the front and side elevations, a radiator, two double door built-in wardrobes and inset spots to the ceiling.

### BEDROOM THREE

14' x 8'9 (4.27m x 2.67m)

A double bedroom with a double glazed window overlooking the rear garden towards the open fields and railway line, space for free standing bedroom furniture and a radiator.

### BEDROOM FOUR

7'4 x 13'8 (2.24m x 4.17m)

A single bedroom with a double glazed window overlooking the front garden, a radiator and space for free standing bedroom furniture.

### FAMILY BATHROOM

6'5 x 6'9 (1.95m x 2.06m)

The bathroom has a white suite comprising; bath with mains shower over and glass panel, concealed cistern wc and basin housed within vanity cabinets, wall mounted mirror with lighting, chrome ladder radiator, neutral tiling, inset spots and a double glazed window to the side.

### GARAGE

18'9 x 14'8 (5.72m x 4.47m)

A large garage with a roller door, window to the side, power and lighting and a gas boiler to the wall.

### EXTERNALLY

To the front of the property there is a long driveway providing off street parking for two to three cars, which in turn leads to the attached garage. The front garden is lawned with mature planted borders and trees and there is a gate to the side giving access to the rear garden.



The rear garden has been beautifully landscaped with terraced seating areas, well stocked borders with mature trees and shrubs to the boundary, a summer house and pergolas with climbing plants. There is also a gate from the garden to the open space to the rear of the house, ideal for dog walking.

No upward chain

### SERVICES

The property has mains gas, electric, water and drainage.

### TENURE

Freehold

### COUNCIL TAX

Please see website [www.voa.gov.uk](http://www.voa.gov.uk)

### ENERGY PERFORMANCE RATING

Grade: D



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