



## 11 Hatfield Drive

Seghill, Cramlington NE23 7TU

- Detached Bungalow
- Spacious rooms
- 16 Ft Kitchen
- 3 Good sized Bedrooms
- Detached Garage and extra parking
- Popular location
- 18Ft Lounge
- Utility room
- 2 Shower rooms
- Freehold, No Upper Chain

**£330,000**







Situated on a good sized plot is this spacious 3 bedroom detached bungalow with a large detached garage to the rear. Close proximity to local facilities in the village. Offered for sale with No onward chain.

Briefly comprising a good sized welcoming Reception Hallway, 18ft Living Room, 16ft Kitchen with a range of wall, floor and display cabinets, contrasting work surfaces incorporating sink unit, space for cooker, Utility Room with work bench and sink unit, space for white goods and wall mounted central heating boiler, there are 3 well proportioned Bedrooms and 2 separate Shower Rooms both comprising shower enclosures, sink units and low level w.c. Externally to the front there is great sized block paved driveway offering off street parking for numerous vehicles, wrought iron gates leading to further parking and a detached garage to the rear. To the rear there is a further low maintenance garden with ample seating areas as well as storage sheds.

Internal viewing is recommended.



### Reception Hallway

12 x 8'6

### Living Room

18'2 x 14'1

### Kitchen

16'0 x 8'0

### Utility

6'9 x 9'0

### Bedroom One

15'3 8'7

### Bedroom Two

11 x 12'0

### Bedroom Three

12 x 11'4

### Shower Room One

8'5 x 6'8

### Shower Room Two

11'4 x 6

### Externally

### Disclaimer

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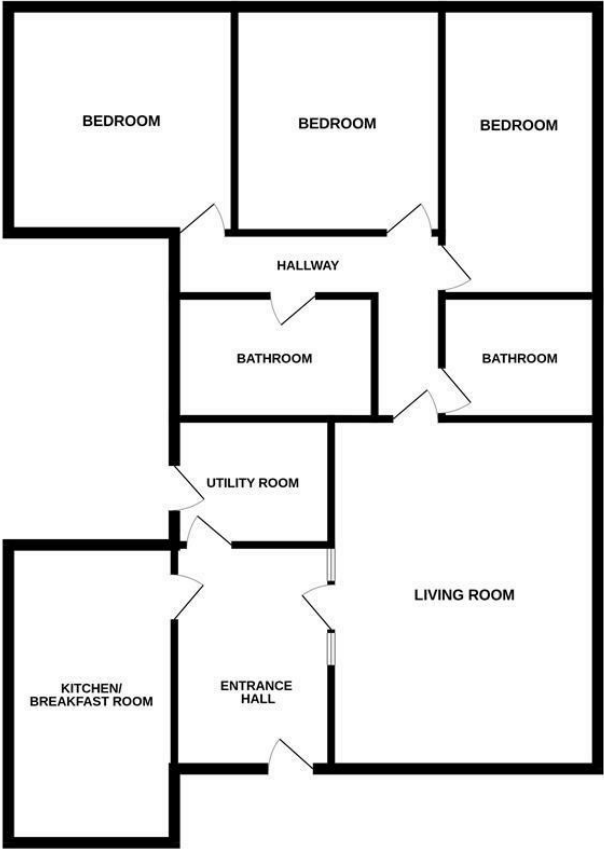


Local Authority Northumberland County Council  
Council Tax Band D  
EPC Rating C  
Tenure Freehold

| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) A                                 |         | 85                      |
| (81-91) B                                   |         |                         |
| (69-80) C                                   |         | 70                      |
| (55-68) D                                   |         |                         |
| (39-54) E                                   |         |                         |
| (21-38) F                                   |         |                         |
| (1-20) G                                    |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England & Wales                             |         | EU Directive 2002/91/EC |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |         |                         |
|-----------------------------------------------------------------|---------|-------------------------|
|                                                                 | Current | Potential               |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |         |                         |
| (92 plus) A                                                     |         |                         |
| (81-91) B                                                       |         |                         |
| (69-80) C                                                       |         |                         |
| (55-68) D                                                       |         |                         |
| (39-54) E                                                       |         |                         |
| (21-38) F                                                       |         |                         |
| (1-20) G                                                        |         |                         |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |         |                         |
| England & Wales                                                 |         | EU Directive 2002/91/EC |

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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