



The Acacia, Arcot Manor, Cramlington

Ryedales consider it a privilege to offer to the market on behalf of BELLWAY HOMES the aforementioned NEW 4 Bedroom Detached House (Style - The Acacia) located within this prestigious residential development of Arcot Manor, on the Western periphery of Cramlington, allowing for direct access to all town amenities and major road links including the A1 and A19 trunk roads, Newcastle City Centre, Newcastle International Airport, Tyne Tunnel, Northumbrian Countryside and the coast.

- NEW BELLWAY HOME
- Detached House
- 4 Bedrooms
- Cloakroom/wc
- Kitchen/Dining/Family Room
- Utility Room
- 2 En-suite Facilities
- Garage
- Further Details Available

Price £361,995

www.ryedales.com

Accommodation Comprises

Entrance Hall

Cloakroom/wc

Living Room

15'5" x 11'6" (4.70m x 3.51m)

Kitchen/Dining/Family Room

28'10" x 10'9" (8.79m x 3.28m)

Utility Room

First Floor Landing

Bedroom One

18'2" (max) x 14'10" (max) (5.54m (max) x 4.52m (max))

En-suite

Bedroom Two

14'11" (max) x 10'4" (4.55m (max) x 3.15m)

En-suite

Bedroom Three

13'0" (max) x 11'3" (max) (3.96m (max) x 3.43m (max))

Bedroom Four

10'10" (max) x 10'3" (max) (3.30m (max) x 3.12m (max))

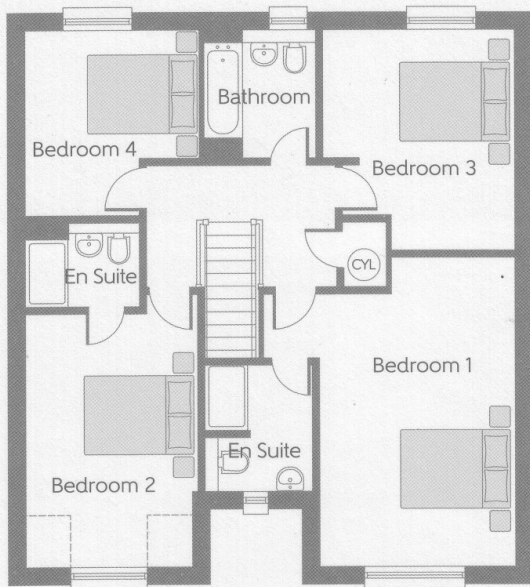
Bathroom/wc

Garage

Agents Notes

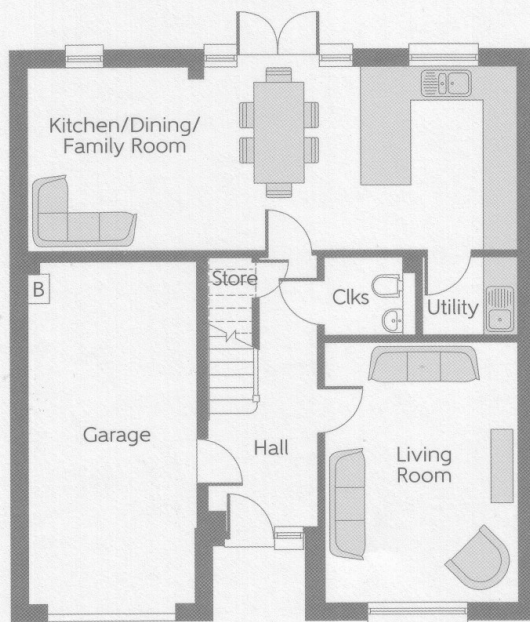
Estimated 1st year estate charge - £70.00 per annum

The aforementioned details have been prepared in conjunction with information supplied by Bellway Homes North East Limited prices correct at 21st November 2019.



First Floor

Bedroom 1	5.539m x 4.517m (max)	18'2" x 14'10" (max)
Bedroom 2	4.548m x 3.137m (max)	14'11" x 10'4" (max)
Bedroom 3	3.951m x 3.430m (max)	13'0" x 11'3" (max)
Bedroom 4	3.312m x 3.132m (max)	10'10" x 10'3" (max)



Ground Floor

Kitchen/Dining/ Family Room	8.790m x 3.275m	28'10" x 10'9"
Living Room	4.690m x 3.503m	15'5" x 11'6"