

BRUNTON

RESIDENTIAL



CRANBROOK COURT, KINGSTON PARK, NE3

£279,950

BRUNTON

RESIDENTIAL





BRUNTON

RESIDENTIAL



BRUNTON

RESIDENTIAL

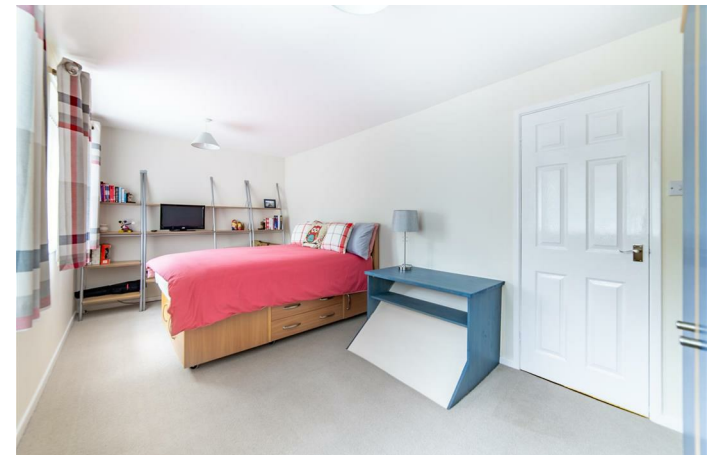


SOUGHT AFTER LOCATION - FOUR BEDROOMS - SEMI-DETACHED

Brunton Residential is delighted to bring to market this fantastic semi-detached, four-bedroom property located in Cranbrook Court. This spacious property offers four well-sized bedrooms and has a large conservatory to the rear. This home is situated close to local amenities, schools, and excellent transport links.

BRUNTON

RESIDENTIAL



BRUNTON

RESIDENTIAL

Accommodation briefly comprises of; Entrance porch leading to a large open hallway with immediate access to a generous sized lounge with windows to the front and a dining room to the rear with patio doors leading to rear gardens. The spacious kitchen/diner can be accessed from the hallway and the dining room allowing for plenty of space for entertaining. This room comes equipped with wall and floor units, some integrated appliances and coordinated work surfaces. Leading through additional double doors you reach a great-sized conservatory filled with natural light and access directly into the rear gardens.

On the first floor, there is a landing space with access to the master bedroom which offers two windows looking out to the front and comes with ample space for bedroom furniture. The second bedroom also offers fantastic space and has windows to the rear. The third bedroom is also looking out to the rear and features a store cupboard for additional storage. Bedroom four features a window to the front and ideal space for a double bed along with furniture. A newly modernised bathroom that features a fantastic double-sized shower competes this floor.

Externally, there is paved and lawned areas to the front which has a single driveway and access to the garage. To the rear, there is a lovely garden that offers a combination of a large lawned space, paved areas, and decking to the rear which is surrounded by fenced boundaries.



BRUNTON

RESIDENTIAL

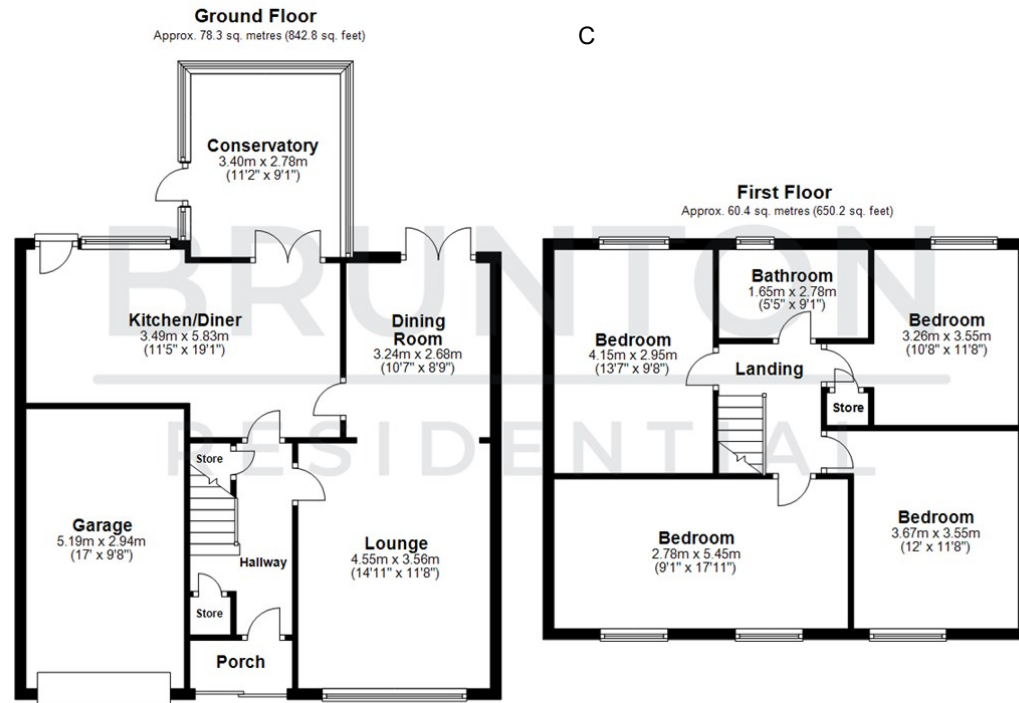
TENURE : Freehold

LOCAL AUTHORITY :

COUNCIL TAX BAND : C

EPC RATING : C

SERVICES :



C



All measurements are approximate and are for illustration only.
Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C		74	
(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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		EU Directive 2002/91/EC	