

# BRUNTON

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RESIDENTIAL



**GRESSINGHAM CLOSE, CRAMLINGTON, NE23**

**Offers Over £285,000**



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Well Presented Detached Modern Family Home Boasting South Facing Lawned Rear Gardens, Lounge, Open Plan Kitchen/Diner, Four Bedrooms, Family Bathroom plus En-Suite, Off Street Parking & Garage!

This stylish and well-presented, detached family home is ideally located on Gressingham Close, Cramlington. Gressingham Close, which is located within the desirable Barley Meadows, is perfectly placed to the east of Cramlington Town Centre, and provides easy access into central Cramlington with its excellent array of shops and amenities, whilst also being located only a short distance from the new Railway Station opening shortly at Seaton Deval and providing excellent links into Newcastle City Centre and throughout the region.

The property is also placed close to excellent local schooling, Concordia Leisure Centre and Alexander children's play park.



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The property boasts an inviting entrance hallway with a ground floor guest WC and staircase to the first floor. To the right, there is a spacious lounge featuring a bay window, whilst at the rear of the property is a large kitchen/diner, with floor-to-ceiling cupboards and integrated appliances.

The dining area easily accommodates a large table and chairs, with double-glazed French doors leading out onto the rear terrace and gardens.

On the first floor, you'll find four generously sized double bedrooms, with the master bedroom benefiting from an en-suite. There is also a large family bathroom and ample storage throughout the first floor.

Externally, the property offers a front garden with a driveway providing off street parking for two vehicle. The driveway leads up to the garage with up and over door. The rear gardens are predominantly south facing and are laid mainly to lawn with paved patio areas, fenced boundaries and gated access to the rear.





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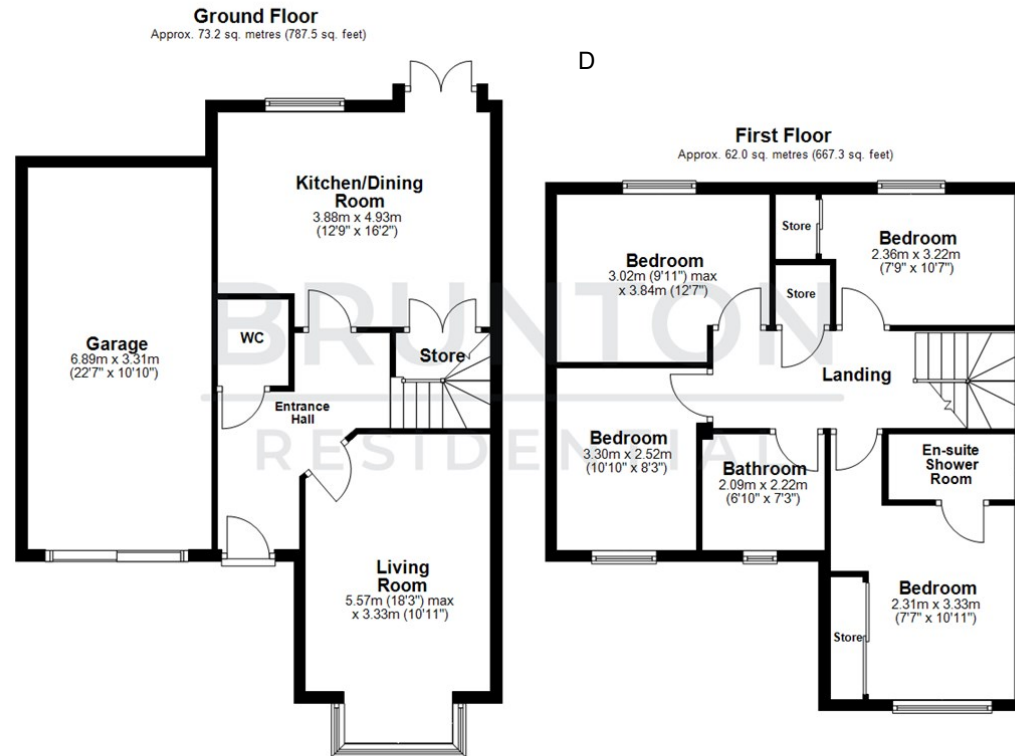
TENURE : Freehold

LOCAL AUTHORITY : Northumberland CC

COUNCIL TAX BAND : D

EPC RATING : B

SERVICES :



Total area: approx. 135.2 sq. metres (1454.8 sq. feet)

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



Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	<b>93</b>
(81-91) <b>B</b>	<b>83</b>
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	

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