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CRANE STREET, WOOLSINGTON GRANGE, NE13

Offers Over £375,000

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PRIVATE PLOT LOCATION - FOUR BEDROOMS - NO FORWARD CHAIN

Brunton Residential are delighted to offer this fantastic detached 'Coltham' by Taylor Wimpey located on Crane Street in the popular Woolsington Grange estate within Kenton Bank Foot. This nearly new home enjoys a superb position, it is fantastically presented throughout and is within walking distance to Kenton Bank Foot Metro station.

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Situated on a superb plot on Crane Street within the sought after Woolsington Grange is the immaculate 'Coltham' from Taylor Wimpey, briefly comprises of; entrance hallway with access to a downstairs WC, store cupboards and stairs to the first floor. There is a spacious lounge with two windows providing lots of natural light from the front of the property. The rear of the property hosts a family kitchen and dining area, spanning the width of the property, this room has plenty of space for formal & informal dining and food preparation. The kitchen offers a range of wall and floor units with coordinated work surface and fitted appliances.

The first floor offers a master bedroom with ensuite shower room and walk-in wardrobe, three further double bedrooms, two of which have fitted wardrobes and a family bathroom WC.

Externally there is driveway to the front which provides off-street parking for four vehicles and leads to the integral garage with a small garden laid to lawn, The rear offers a great garden space with a mixture of lawned and paved areas with fenced boundaries and provides a seating area to catch the sun in the evening.



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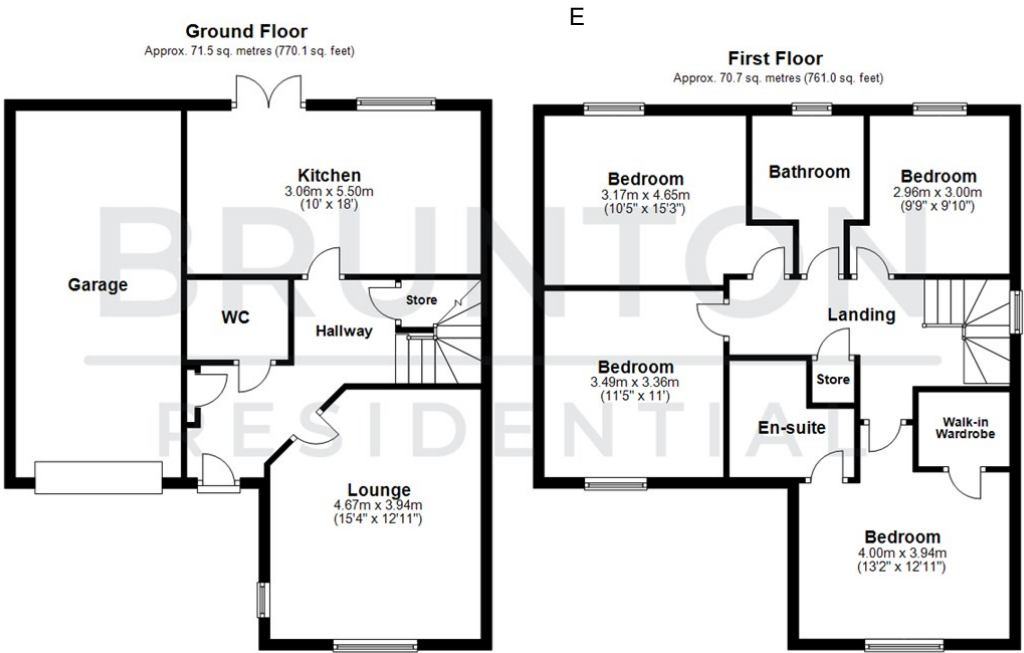
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TENURE : Freehold

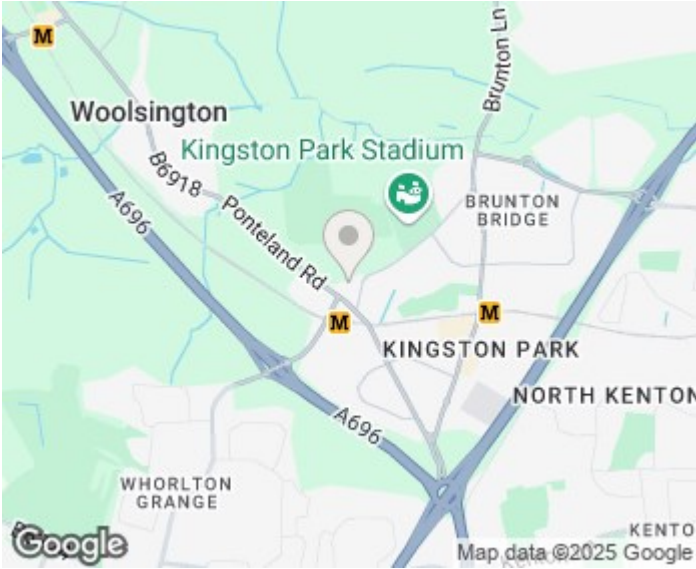
LOCAL AUTHORITY :

COUNCIL TAX BAND : E

EPC RATING : B



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		84
(81-91) B		
(69-80) C		
(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	