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ACACIA ROAD, FOXTON MILL, CRAMLINGTON, NE23

Offers Over £375,000

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Brunton Residential are delighted to present this four-bedroom detached house, situated in the desirable Foxton Mill development, Cramlington.

The property, a 'Cutler' by Bellway Homes, offers four well-sized bedrooms, with the principal bedroom benefiting from an en-suite shower room. The home also features an open-plan kitchen & dining area & snug sitting room, a main living room and a convenient downstairs WC. The home also features an integrated garage & utility room and a driveway providing off-street parking.

The property has a west facing rear garden which gets sun all afternoon & has an open aspect which benefits from sunsets in the evening.

While being constructed in the last 2 years, this home has been near fully redesigned by the owners, the kitchen is highly upgraded and the added utility room even includes a dog shower!

Located in the popular area of Cramlington, this home enjoys excellent access to local amenities, well-regarded schools, green spaces, and transport links to Newcastle and surrounding areas

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Upon entering, you are welcomed into a hallway featuring Amtico flooring in Chevron design throughout, with stairs leading to the first-floor landing. From the hallway, there is access to the integral garage, which in turn leads to a utility room fitted with shaker style cupboards and a convenient dog shower. To the right, there is a front-aspect lounge currently utilised as a cinema/listening room, while the hallway also provides access to a ground floor WC and a spacious open-plan kitchen/diner/living area. This space benefits from French doors opening out onto a rear garden. The kitchen has been newly upgraded with a range of floor and wall units, silestone worktop surfaces, integrated appliances, including a wine fridge, and a window overlooking the garden.

Upstairs, the first floor offers four well-proportioned bedrooms. The principal bedroom enjoys the use of an en-suite shower room, while another bedroom benefits from a built-in storage cupboard. The two rear bedrooms are fitted with Amtico flooring in parquet design. There are two further storage cupboards on the landing, along with a family bathroom comprising a bath with overhead shower, washbasin, and WC.

Externally, the property offers a sizeable driveway to the front leading to the attached garage. To the rear, there is a good-sized garden, fully enclosed with fencing and featuring a paved seating area.



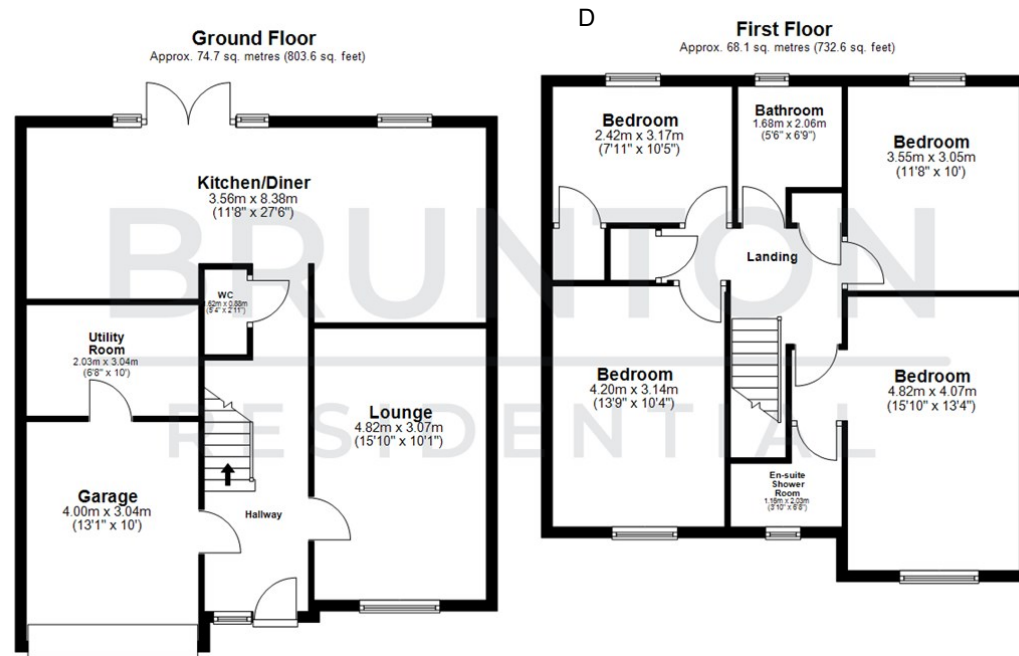
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TENURE : Freehold

**LOCAL AUTHORITY : Northumberland
County Council**

COUNCIL TAX BAND : D

EPC RATING : B



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92 plus) A		94	(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
England & Wales	EU Directive 2002/91/EC		England & Wales
			EU Directive 2002/91/EC
			