

BRUNTON

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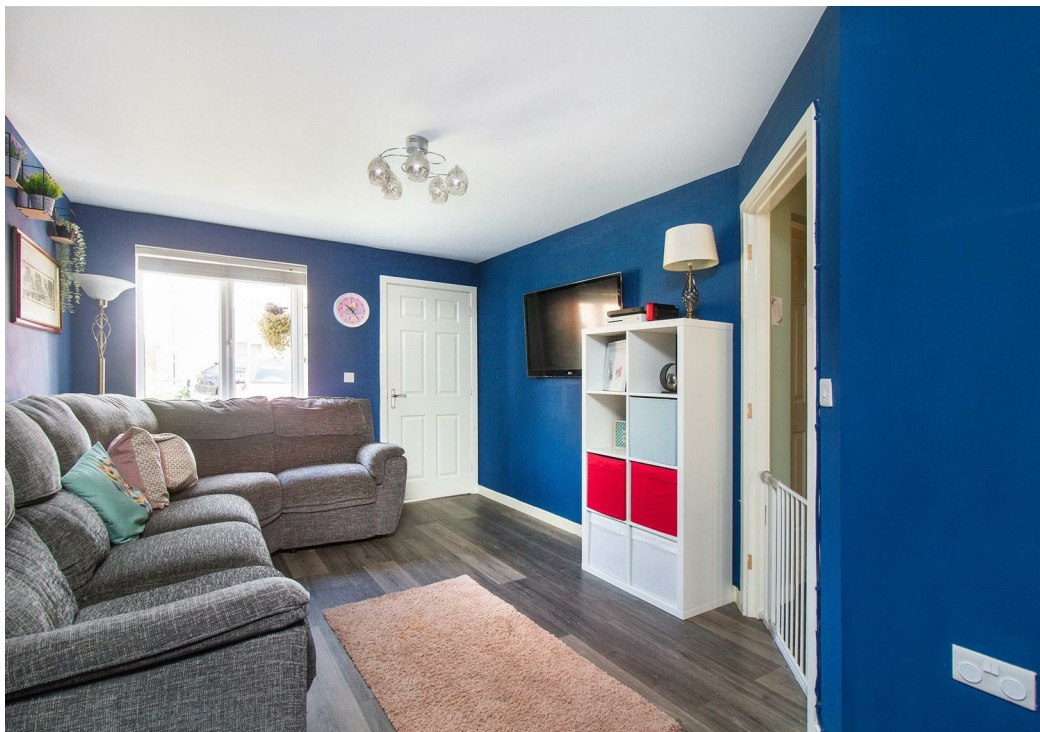
GULLANE CLOSE, CRAMLINGTON, NE23

Offers Over £230,000

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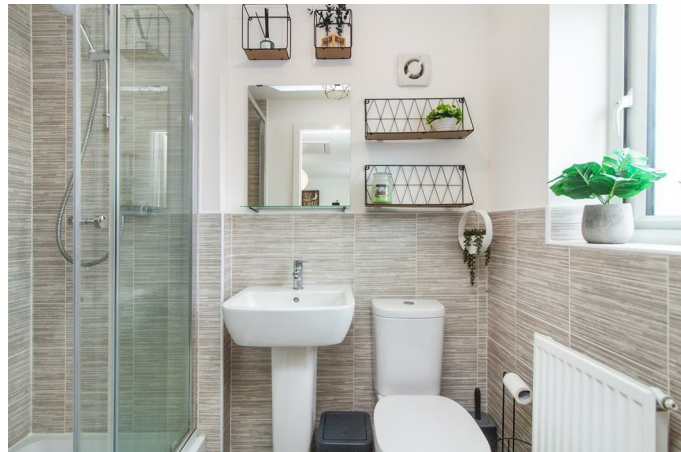
Well-Presented Semi-Detached Home with Three Bedrooms Including Principal with En Suite, Extended Kitchen/Diner, South-Facing Garden, Integral Garage & Driveway Parking.

Located on the popular Fairways Estate in Cramlington, this Persimmon-built "Rufford" style property offers comfortable and well-planned accommodation across two floors. The home features a spacious lounge, a full-width kitchen/diner extended into a sunroom/garden room, and three bedrooms, including a principal with en suite.

Externally, the property benefits from a south-facing rear garden, integral garage, and driveway parking for two vehicles, with easy access to local amenities and transport links.

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The internal accommodation briefly comprises: Entrance into an inner hallway, which leads directly into a well-proportioned lounge with a front-aspect window. From here, access is gained to a central hallway offering entry to the integral garage, a convenient ground-floor WC, and a full-width kitchen-diner positioned at the rear of the property. The kitchen-diner has been thoughtfully extended into a sunroom, that opens directly onto the south-facing rear garden.

To the first floor, there are three bedrooms, including a principal bedroom served by its own en-suite shower room. A modern family bathroom completes the upstairs layout.

Externally, the property features a driveway to the front, providing off-street parking for two vehicles and access to the integral garage. To the rear is a good-sized, enclosed, south-facing, lawned garden with planted borders and fenced boundaries.



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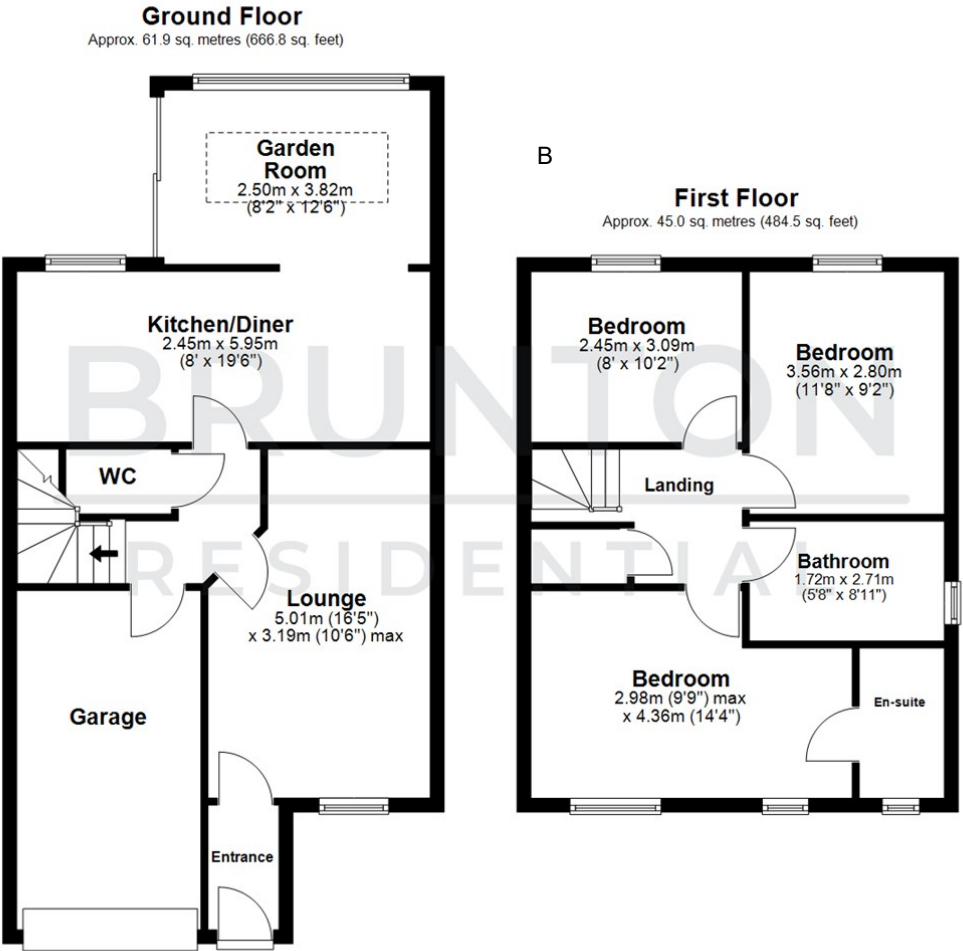
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TENURE : Freehold

LOCAL AUTHORITY : Northumberland CC

COUNCIL TAX BAND : B

EPC RATING : 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 | | 91 |
| (81-91) B | 79 | |
| (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 | | |