

BRUNTON

RESIDENTIAL



ELDER DRIVE, WEST MEADOW, CRAMLINGTON, NE23

Offers Over £289,000

BRUNTON

RESIDENTIAL





BRUNTON

RESIDENTIAL



BRUNTON

RESIDENTIAL



Well-Proportioned Four-Bedroom Semi-Detached Home Situated on Elder Drive in the Desirable West Meadow Area of Cramlington, Offering Modern Interiors, Two Bathrooms, and Parking for Two Vehicles.

This property features a generous lounge/diner with garden access, as well as four well-proportioned bedrooms with the principal enjoying access to its own en suite. The property is further enhanced by two well-appointed bathrooms, a ground floor WC, well-equipped kitchen, detached garage, and a lovely rear garden for outdoor enjoyment.

Located in a friendly and accessible neighbourhood, the home enjoys close proximity to local amenities, schools, and transport links.

BRUNTON

RESIDENTIAL



BRUNTON

RESIDENTIAL

Internal accommodation briefly comprises: Entry into a hallway laid with wood-effect flooring that continues throughout the ground floor. To the left is a convenient ground floor WC, with stairs rising to the first floor. On the right-hand side sits a modern, front-aspect kitchen, fitted with a range of wall and base units, along with integrated appliances including an oven, hob, and extractor fan.

At the end of the hallway, you'll find a spacious dual-aspect lounge/diner, offering ample room for both seating and dining. This light-filled space includes French doors opening out to the rear garden and a useful understairs storage cupboard.

To the first floor, the landing leads to two well-proportioned bedrooms, including a generous principal suite with its own en-suite shower room. The family bathroom is also located on this level and is fitted with a three-piece suite and heated towel rail. A further staircase rises to the second floor.

The second-floor landing provides access to two additional bedrooms and a separate shower room.

Externally, the property offers a good-sized enclosed rear garden, with lawn and paved patio seating area with gated side access to the detached garage and driveway.



BRUNTON

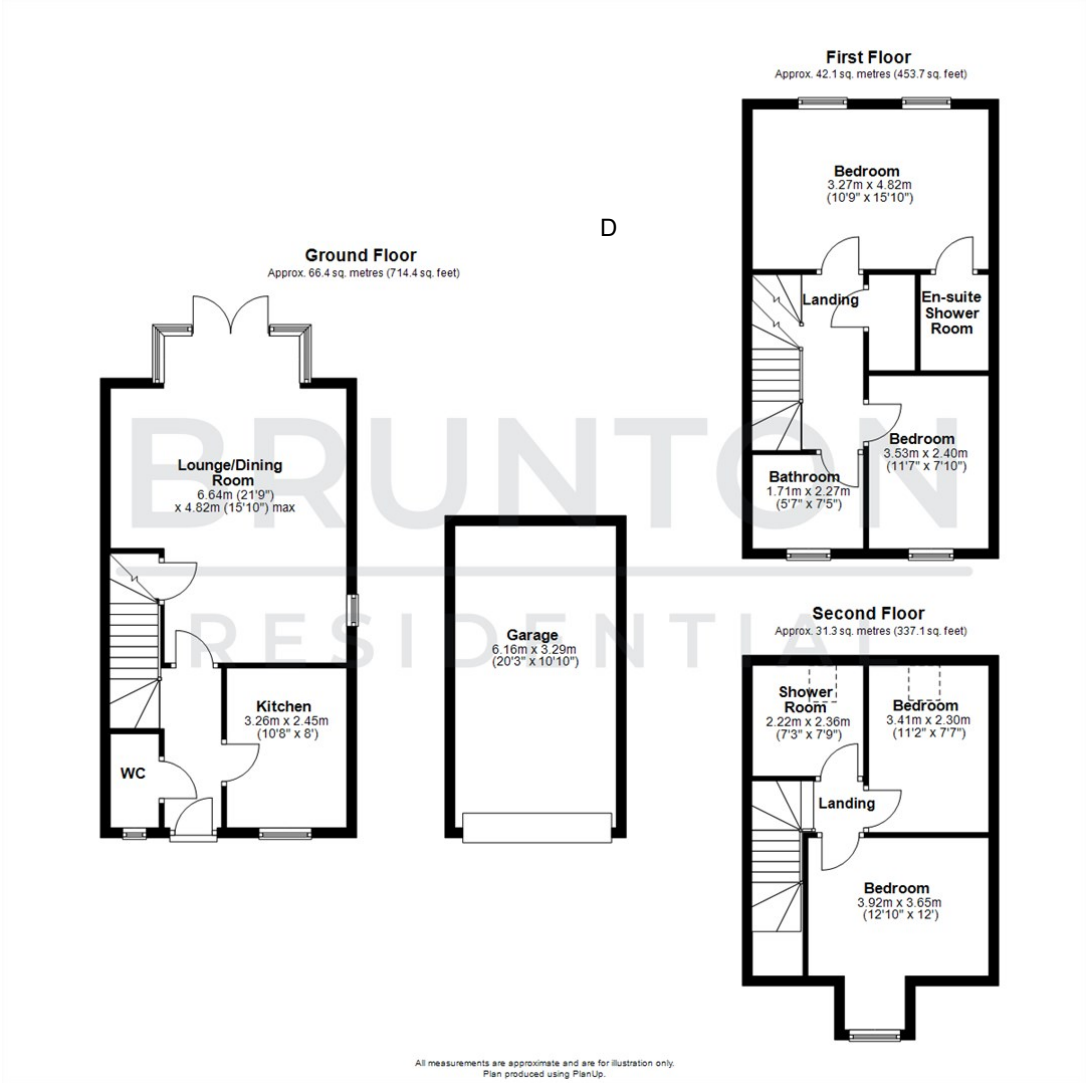
RESIDENTIAL

TENURE : Freehold

LOCAL AUTHORITY : Northumberland CC

COUNCIL TAX BAND : D

EPC RATING : B



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92-plus) A		95	(92-plus) A		
(81-91) B	85		(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	