

BRUNTON

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GLENFIELD AVENUE, CRAMLINGTON, NE23

Offers Over £475,000

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Beautifully presented detached four-bedroom family home set on a generous plot on Glenfield Avenue in Cramlington.

This beautifully presented detached family home features a modern and spacious layout throughout. The property includes a bright and airy living room with contemporary décor, four generous sized bedrooms the master bedroom benefiting from access to an en-suite.

Situated in Cramlington, this family home enjoys excellent access to a wide range of local amenities, including convenient shopping facilities, leisure options, and everyday services, making it ideal for family living. Well-regarded schools are within easy reach, while transport links are a particular advantage with quick access to the A19 and A1 for commuting to Newcastle and the wider region.

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This immaculate detached property offers elegant, spacious living in one of the area's most desirable residential locations ideal for modern family life.

Entry is into the spacious and welcoming entrance hallway with WC, to the right is the welcoming living room is a standout feature, showcasing charming arched windows that fill the space with natural light, complemented by a stylish fireplace and tasteful décor. A separate dining room opens through French doors to a bright conservatory, perfect for relaxing or entertaining while overlooking the private rear garden. The modern kitchen boasts sleek cabinetry, integrated appliances, and a offers a breakfasting area. The utility area allows further garden access as well as internal garage access.

Upstairs, there are four beautifully presented bedrooms, including a spacious primary bedroom with extensive fitted wardrobes, en suite shower room and a calm, contemporary design. The additional bedrooms are generously sized and ideal for children, guests, or home working. The family bathroom is finished to a high standard with a corner shower and excellent storage.

Outside, the home sits on a generous corner plot and features a landscaped rear garden with patio and lawn areas, perfect for family time and outdoor dining. To the front, a double garage and large driveway provide ample parking.



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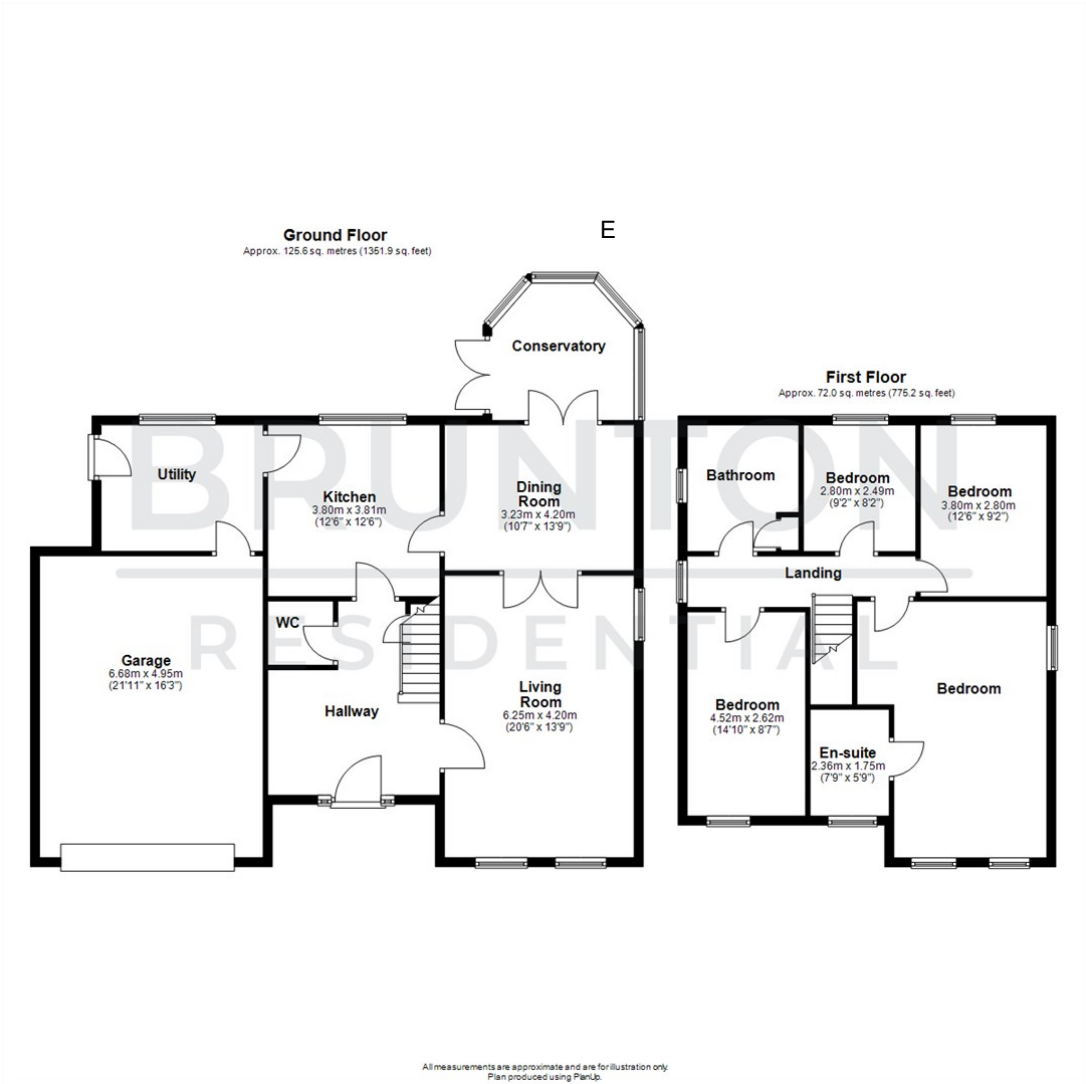
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TENURE : Freehold

LOCAL AUTHORITY : Northumberland

COUNCIL TAX BAND : E

EPC RATING : C



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			(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	