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CONINGSBY CRESCENT, ST. NICHOLAS MANOR, CRAMLINGTON, NE23

Offers Over £230,000

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Modern three-bedroom semi-detached home ideally located on Conningsby Crescent within the sought-after St. Nicholas Manor development in Cramlington. Beautifully presented throughout, the property offers well-proportioned living spaces designed for modern family life.

The ground floor features a bright and spacious front-aspect living room, a stylish open-plan kitchen/dining room with French doors leading out to the rear garden, and a convenient ground-floor WC. Upstairs, there are three well-proportioned bedrooms, with the master enjoying an en-suite shower room, while a well-appointed family bathroom serves the remaining rooms. The property further benefits from off-street parking, a garage, and an enclosed rear garden.

Perfectly positioned for family living, the home is within easy reach of local shops, highly regarded schools, and a range of amenities including Cramlington town centre, leisure facilities, and excellent transport links for commuting throughout the region.

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The internal accommodation comprises: an entrance vestibule with a stylish and convenient ground-floor WC straight ahead. To the right is a spacious front-aspect living room with stairs leading up to the first-floor landing. To the rear lies a modern open-plan kitchen/dining room, fitted with ample floor and wall cabinetry providing excellent storage and work surface space. French doors from this area lead out to the rear garden, creating a lovely connection between indoor and outdoor living.

The first-floor landing gives access to three well-proportioned bedrooms, two of which are doubles. The master bedroom, situated to the rear, benefits from an en-suite shower room with tiled floors and walls, a walk-in shower, WC, and wash basin. A well-appointed family bathroom with dual wall mirrors, tiled floors, partially tiled walls, a bath, WC, and wash basin serves the remaining rooms.

To the front, the property features a driveway leading up to a garage, providing off-street parking for approximately three cars, adjacent to a lawned area. To the rear, there is an enclosed garden with timber fencing, predominantly laid to artificial lawn, and a raised seating area positioned toward the back left corner offering a peaceful spot to relax or entertain.



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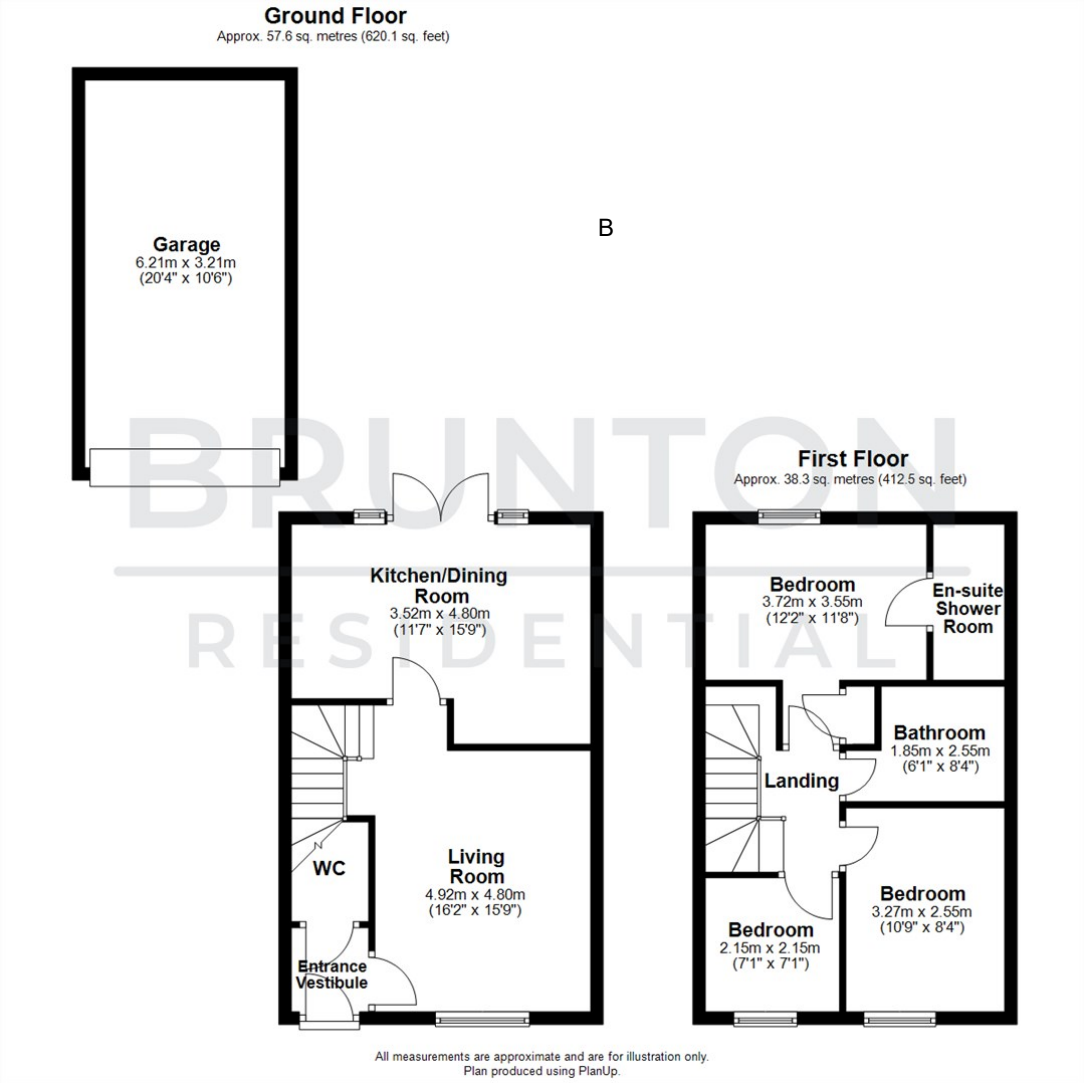
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TENURE : Freehold

LOCAL AUTHORITY : Northumberland CC

COUNCIL TAX BAND : B

EPC RATING : B



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		97
(81-91) B	84	
(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	