



**23 Kielder Avenue**

Cramlington









23 Kielder Avenue, Cramlington, Northumberland NE23 8JT

Offers Over £385,000

Modern, Detached Family Home Boasting an Open Plan Kitchen/Diner, Garden Room, Four Double Bedrooms, Stylish Re-Fitted Family Bathroom, Two En-Suites, Integral Garage & Delightful West Facing, Lawned Rear Gardens.

This substantial, modern, detached family home is ideally situated on Kielder Avenue, Cramlington. Kielder Avenue, which is a quiet cul-de-sac of individually designed homes, is located to the western edge of Cramlington and is well placed close to surrounding greenery, offering access to delightful countryside walks, and is also positioned to provide easy access into Cramlington Town Centre with its wide variety of shops, restaurants, transport links and amenities. The property is also situated close to excellent local schooling and also both the A1 and A19 providing excellent links into Newcastle City Centre and throughout the region.

The property briefly comprises: Lobby with ground floor guest WC | Lounge with walk-in bay and feature fireplace | Study with bespoke fitted cabinetry and space for two persons | The lobby then leads through to a central hallway with staircase to the first floor with under-stairs storage | Impressive open-plan kitchen/diner with fitted units and integrated appliances to the kitchen area | Garden room with views over the rear garden and doors leading to the terrace and garden | Utility room with door to side and integral garage to the ground floor.

The stairs to the first-floor lead to a landing and then onto four generous double bedrooms, all with fitted storage and two of which offer en-suite shower rooms | Stylish re-fitted family bathroom with four piece suite.

Externally, the property offers a large block paved driveway with parking for multiple vehicles and access to integral garage with electric door, and a lawned garden to the front and side with fenced boundaries. To the rear is a delightful west facing lawned garden with open aspect views and paved patio seating areas.

Well-presented throughout, with double glazing and gas 'Combi' central heating. This great, modern home is absolutely ideal for a growing family and early inspections are strongly advised.

Services: Mains electric, gas, water and drainage | Tenure: Freehold | Council Tax: Band E | Energy Performance Certificate: Rating C







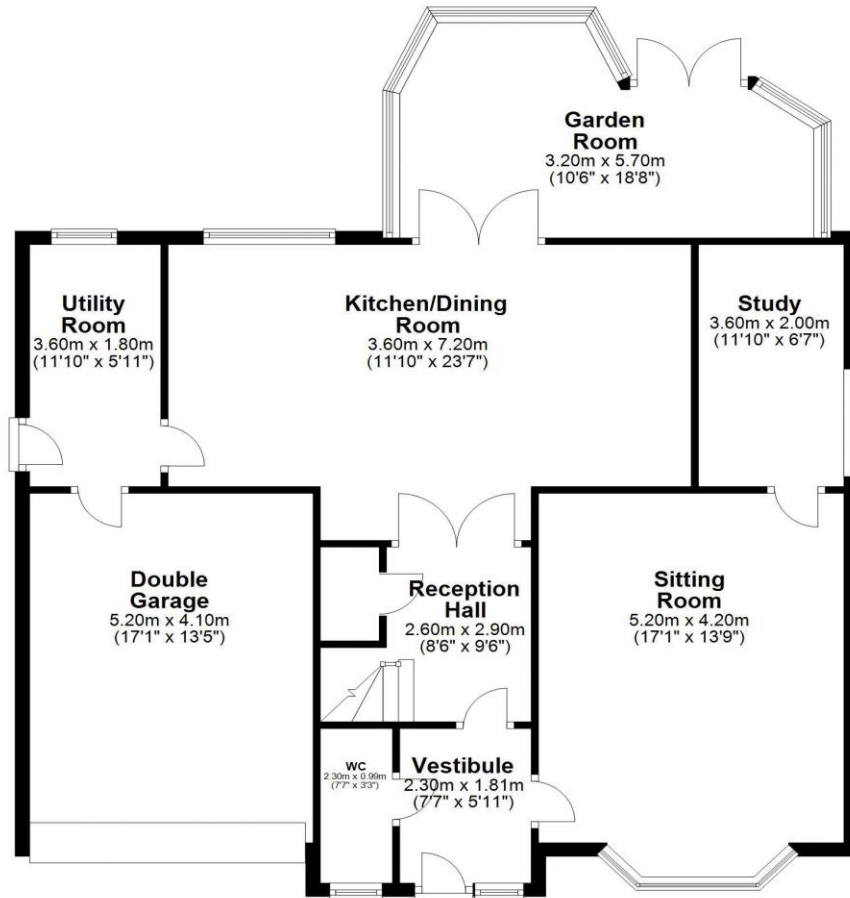






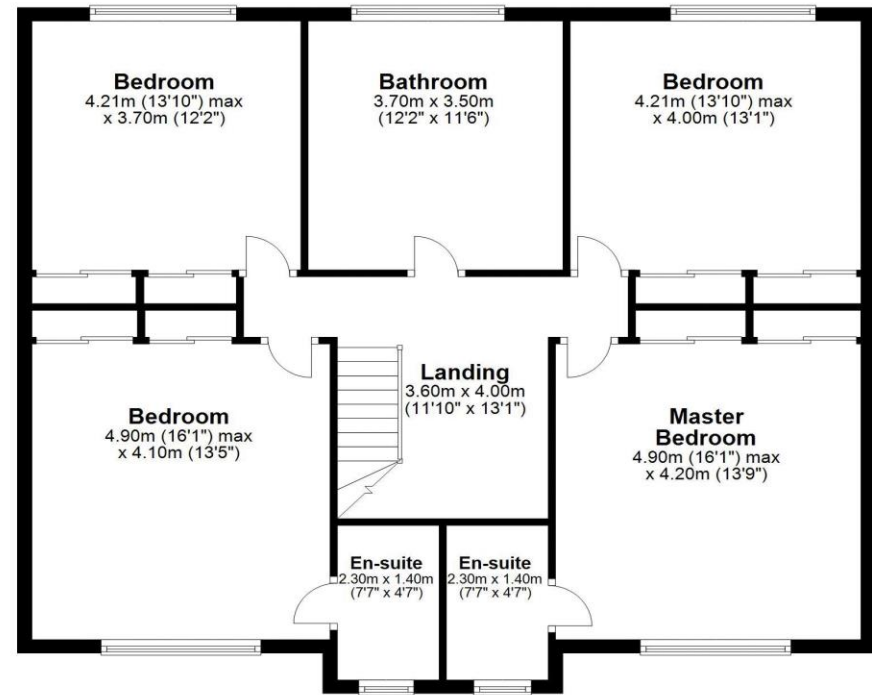
### Ground Floor

Approx. 118.2 sq. metres (1272.5 sq. feet)



### First Floor

Approx. 106.7 sq. metres (1148.1 sq. feet)



Total area: approx. 224.9 sq. metres (2420.7 sq. feet)

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