BRUNTON
RESIDENTIAL

THREE BEDROOMS | CORNER PLOT | EN SUITE | HOME OFFICE

Brunton Residential welcome to the market this simply stunning 'Japonica' by Bellway positioned on a superb corner plot with detached garage, home office with power and a recently landscaped South facing rear garden. The Japonica is a three bedroom home that features a spacious open-plan kitchen and dining area, a utility room, a separate living room, an en suite to bedroom one and a modern family bathroom.

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To the ground floor, fitted units in the kitchen include a built-in oven, hob and extractor hood, appliances included. French doors in the dining area open on to the South facing rear garden with the addition of the home office.

Also on this level, there is a utility room, a downstairs cloakroom and a stunning dual-aspect living room.

On the first floor, bedroom one benefits from an en suite with shower, while the remaining bedrooms share the family bathroom.

Arcot Manor is a development of new homes in Cramlington, situated four miles from the town centre and surrounded by countryside, the development combines a rural ambience with the convenience of urban living.

The nearby Northumberland countryside lends itself to outdoor pursuits, such as hiking, fell walking and horse riding. Popular visitor attraction Northumberlandia, a landscape sculpture set in a community park, is 10 minutes' walk from the development, while Plessey Woods Country Park is only five miles away.

For commuters, the development is around eight miles from Newcastle and within easy reach of the A1 and the A19. Cramlington Railway Station is less than 10 minutes' away by car, with direct services to Morpeth and Newcastle. A network of local buses links the area with surrounding towns and villages.
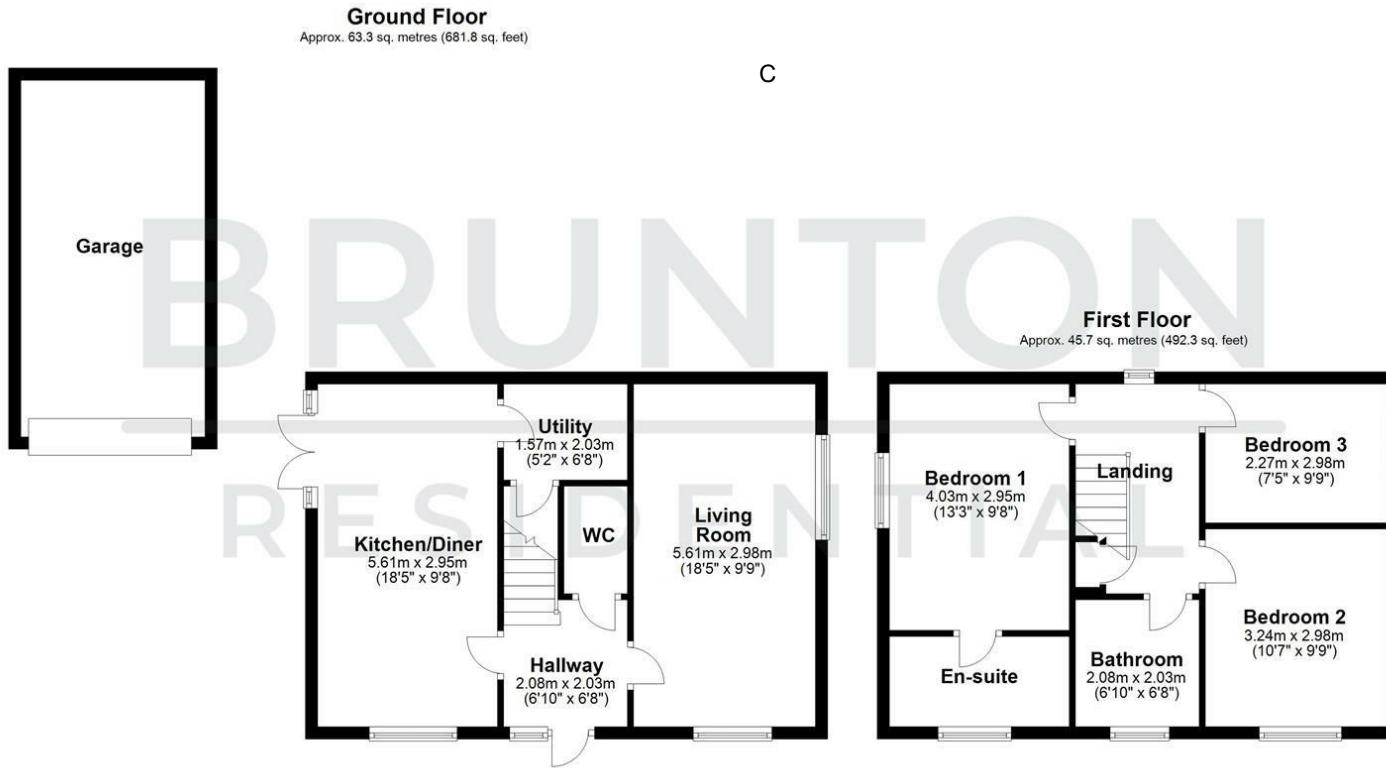
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TENURE : Freehold

LOCAL AUTHORITY :

COUNCIL TAX BAND : C

EPC RATING : B

SERVICES :

Ground Floor
Approx. 63.3 sq. metres (681.8 sq. feet)

C

Garage

Utility
1.57m x 2.03m
(5'2" x 6'8")

WC

Living Room
5.61m x 2.98m
(18'5" x 9'9")

Kitchen/Diner
5.61m x 2.95m
(18'5" x 9'8")

Hallway
2.08m x 2.03m
(6'10" x 6'8")

First Floor
Approx. 45.7 sq. metres (492.3 sq. feet)

Bedroom 1
4.03m x 2.95m
(13'3" x 9'8")

Landing

Bedroom 3
2.27m x 2.98m
(7'5" x 9'9")

Bedroom 2
3.24m x 2.98m
(10'7" x 9'9")

En-suite

Bathroom
2.08m x 2.03m
(6'10" x 6'8")

All measurements are approximate and are for illustration only.
Plan produced using PlanUp.

Map data ©2024 Google

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		95
(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 (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO2 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 CO2 emissions		

England & Wales — EU Directive 2002/91/EC