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ACACIA ROAD, CRAMLINGTON, NE23

Offers Over £240,000

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Well-presented three-bedroom home situated on Acacia Road in Cramlington, offering modern accommodation suited to a range of buyers with the benefit of having no forward chain.

The property benefits from a contemporary fitted kitchen and a spacious open plan lounge/dining room with a bay window and French doors opening onto the rear garden, featuring bespoke plantation shutters. There are three well proportioned bedrooms, including a main bedroom with en-suite, along with a family bathroom and ground-floor WC. Externally, the property offers off-street parking and a private enclosed South facing rear garden with both patio and lawned areas.

The generous plot, overlooking the open green space to the front, provides convenient access to local amenities, schools and transport links, with good connectivity to Cramlington town centre, Newcastle and surrounding areas.

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The internal accommodation comprises: an entrance hallway with stairs rising to the first floor landing and access to a convenient ground floor WC. From the hallway, a door leads through to the kitchen, which is fitted with a modern range of wall and base units, integrated appliances and quartz topped worktop space, creating a practical and well-designed cooking area.

To the rear of the property is a spacious open-plan lounge/dining room, forming the main living space. This impressive room benefits from a bay window to the rear along with French doors opening out to the garden, allowing for excellent natural light and a seamless connection to the outside. The space comfortably accommodates both seating and dining areas, making it ideal for everyday living and entertaining.

To the first floor, the landing provides access to three well-proportioned bedrooms. The main bedroom benefits from its own en-suite shower room, bedroom three with built in wardrobes. Bedrooms one and two are served by a family bathroom fitted with a bath, WC and wash hand basin. The layout offers flexibility for a range of buyers, including families or those requiring a home office.

Externally, to the front of the property, there is off-street parking. To the rear, there is an enclosed South facing garden with fencing, featuring a paved patio area and a lawned section, providing a pleasant outdoor space.



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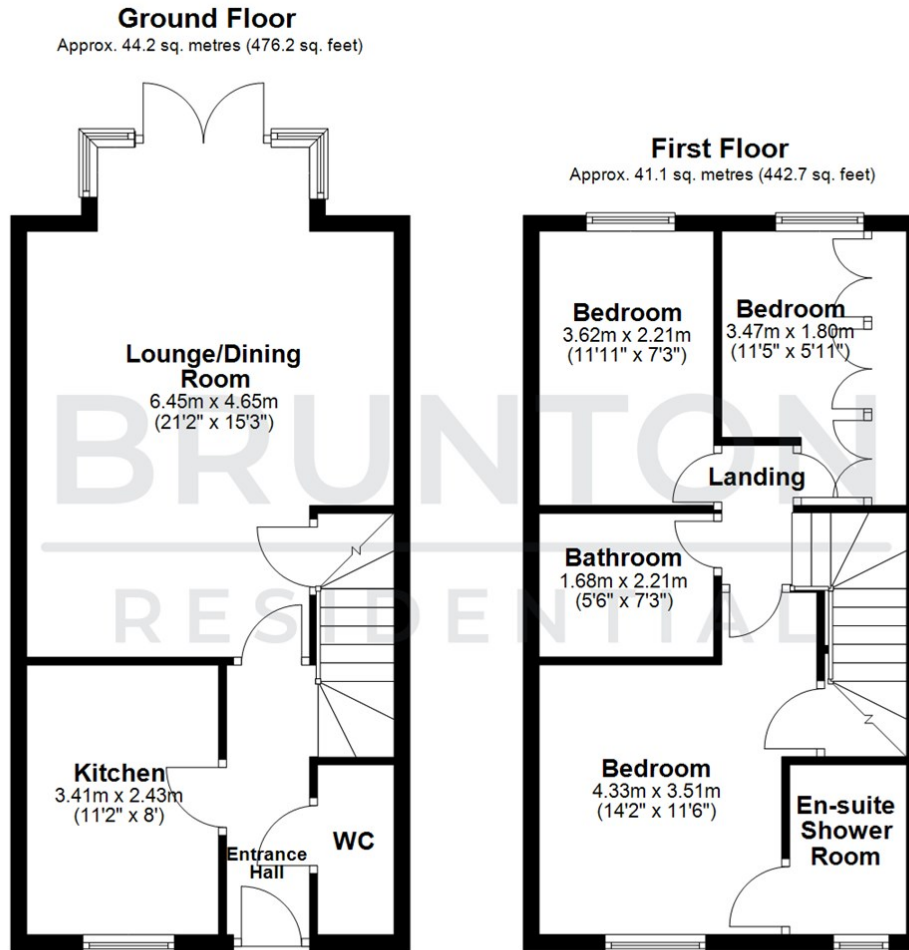
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TENURE : Freehold

LOCAL AUTHORITY : Northumberland CC

COUNCIL TAX BAND : B

EPC RATING : B



Total area: approx. 85.4 sq. metres (919.0 sq. feet)

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



Energy Efficiency Rating	
Current	Potential
84	96
<p>Very energy efficient - lower running costs</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not energy efficient - higher running costs</p>	
<p>EU Directive 2002/91/EC</p> <p>England & Wales</p>	

Environmental Impact (CO ₂) Rating	
Current	Potential
<p>Very environmentally friendly - lower CO₂ emissions</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not environmentally friendly - higher CO₂ emissions</p>	
<p>EU Directive 2002/91/EC</p> <p>England & Wales</p>	