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DELAMERE CRESCENT, CRAMLINGTON, NE23

£235,000

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Well-presented family home offering bright and well-balanced accommodation, combining practical living spaces with a welcoming atmosphere throughout. Ideally suited to a range of buyers, the property benefits from a thoughtful layout, excellent natural light and attractive outdoor space.

The accommodation centres around a spacious living room, which flows into a bright conservatory and an open-plan kitchen/dining area, creating excellent spaces for both everyday living and entertaining. Three well-proportioned bedrooms occupy the first floor, including a principal bedroom with fitted wardrobes. Externally, the property benefits from a driveway and integral garage, while the enclosed rear garden features lawned areas, mature planting and paved seating spaces, providing an ideal setting for relaxing and socialising.

Delamere Crescent enjoys a popular residential position within Cramlington, offering convenient access to local schools, shops, leisure facilities and transport links. The town's wide range of amenities and excellent connectivity continue to make it a sought-after location for families and professionals alike.

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The internal accommodation comprises: an entrance vestibule with a useful storage cupboard and access to a welcoming living room. The living room has stairs to the first floor and French doors to a conservatory, which is a bright and inviting space surrounded by windows and provides direct access to the rear garden. Returning to the living room, off to the side is an open-plan kitchen and dining space. The kitchen is well-equipped with a range of fitted wall and base units alongside integrated appliances. This space benefits from dual aspects over the front and rear of the property, as well as a door leading to the integral garage.

The first-floor landing provides access to three well-proportioned bedrooms, one of which is the master bedroom and enjoys built-in wardrobes. Also on this level and completing the internal accommodation is a family shower room that features a heated towel rail.

Externally, the property has a lawned area and a driveway leading to the garage, offering convenient off-street parking to the front, while to the rear, a well-maintained garden is enclosed with timber fencing and shrubbery. The rear garden itself is laid mainly to lawn with paved patio seating areas, creating the ideal space for peaceful everyday life and entertainment alike.



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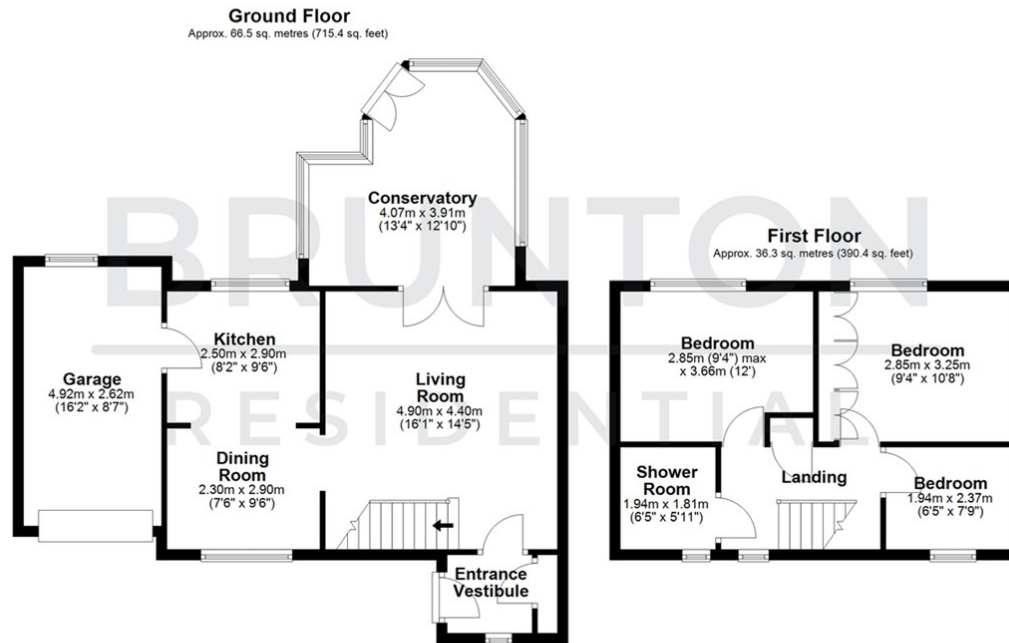
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TENURE : Freehold

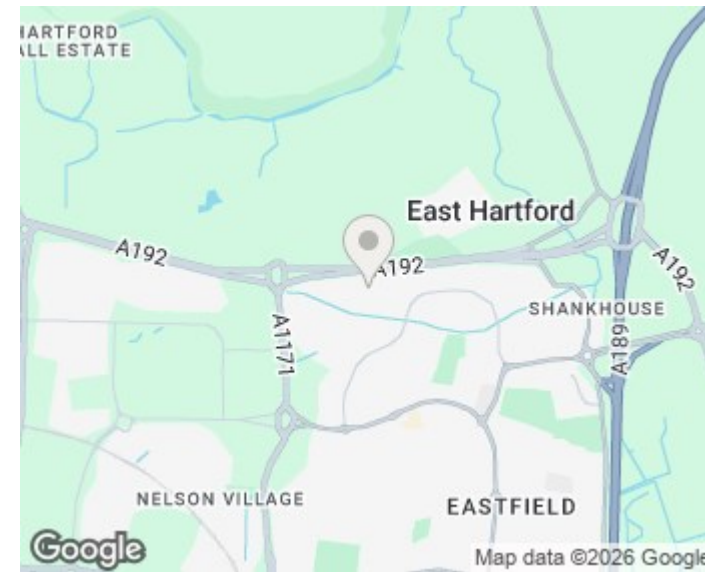
LOCAL AUTHORITY : Northumberland CC

COUNCIL TAX BAND : B

EPC RATING :



Total area: approx. 102.7 sq. metres (1105.9 sq. feet)



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