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STROTHER WAY, CRAMLINGTON, NE23

Offers Over £425,000

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Attractive four-bedroom detached home on Strother Way, Cramlington, offering spacious and versatile accommodation, ideally suited to modern family living.

The property features an impressive L-shaped kitchen and dining area with upgraded appliances, generous storage and two sets of bi-fold doors opening onto the rear garden. A versatile additional reception room offers flexibility for a variety of uses, while the west-facing garden provides an excellent outdoor space, with an extended porcelain-tiled patio, an immaculate lawn and a good degree of privacy. Further benefits include a driveway accommodating up to three cars, a detached garage, an EV charging point, a Hive heating system and external security cameras.

The property is conveniently located for everyday amenities in Cramlington, with local shops and Cramlington railway station nearby. Manor Walks Shopping and Leisure Centre offers a wide range of retailers, supermarkets, cafés, restaurants and a Vue cinema, while Concordia Leisure Centre provides swimming, gym and other sports facilities. Nearby schooling includes Beacons Hill Community Primary School and Cramlington Learning Village, with bus services and road links providing access to surrounding towns and the wider North East

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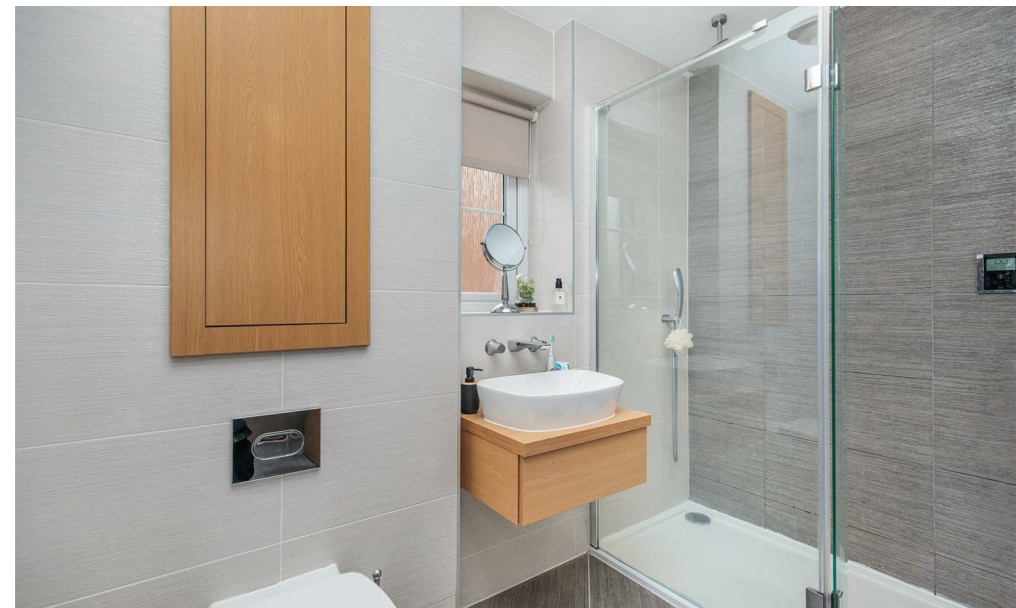
The internal accommodation comprises: An entrance hallway with tiled flooring, solid wood internal doors throughout the ground floor and stairs leading to the first floor. To the left, the full-depth lounge is a generous reception room with dual-aspect windows overlooking the front and rear of the property, allowing natural light to enter from both sides. A further door at the rear connects the lounge to the kitchen and dining area, creating a practical flow between the principal living spaces.

Opposite the lounge is a versatile additional reception room, currently arranged as a home gym. With space for a range of furniture and uses, this room could also serve as a snug, family room, games room or separate reception area. The ground floor further benefits from a convenient WC and useful understairs storage, which has been converted into a pantry with fitted drawers.

To the rear, the impressive L-shaped kitchen and dining area provides a spacious setting for everyday family life and entertaining. The contemporary kitchen is fitted with sleek, light-toned cabinetry, complementary work surfaces and a range of upgraded appliances. Full-height fridge and freezer units sit either side of the cooking area, while built-in cooking appliances and generous storage contribute to the streamlined finish. The dining area comfortably accommodates a large table and chairs, with two sets of bi-fold doors opening directly onto the rear garden. This creates a wonderful connection between the indoor and outdoor spaces, with plenty of natural light entering the room.

To the first floor, the landing leads to four double bedrooms and the family bathroom. The principal bedroom benefits from fitted wardrobes and an en-suite shower room. The remaining bedrooms offer well-proportioned accommodation, two of which benefiting from fitted wardrobes. The family bathroom is finished in a contemporary style, with a bath, wash hand basin and WC, complemented by tiled walls and a separate shower enclosure.

Externally, the property occupies a particularly attractive plot, with a private driveway providing parking for up to three cars and an electric vehicle charging point attached to the garage. The rear garden is a standout feature, with an extended porcelain-tiled patio leading onto an immaculate lawn and planted boundaries. Enjoying a west-facing aspect, the garden benefits from afternoon and evening sunshine and is not overlooked. With no development directly beyond the rear boundary, it also enjoys a good degree of privacy and an attractive outlook. Further benefits include a Hive heating system with separate upstairs and downstairs controls, a fully serviced fitted security alarm and four external security cameras.



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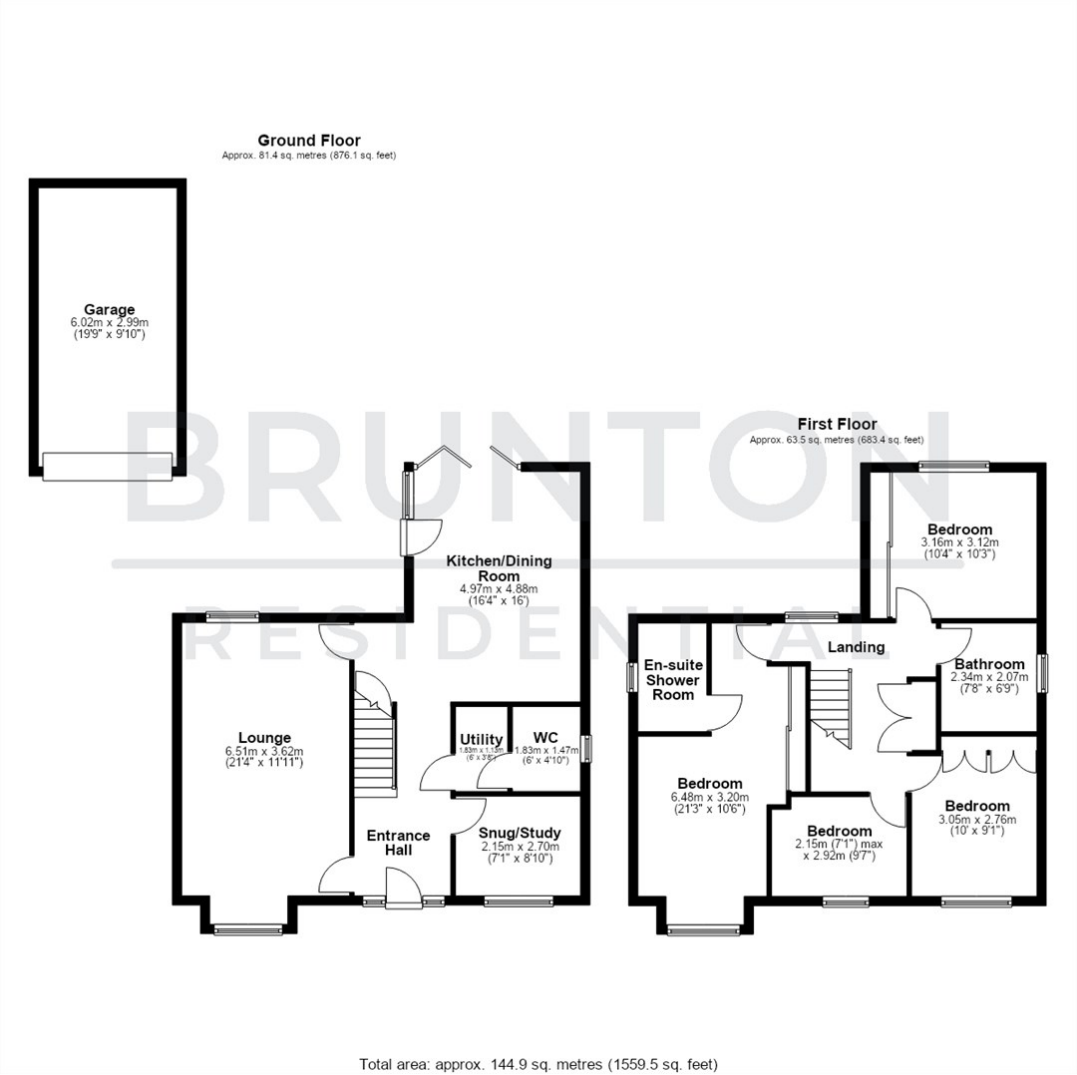
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TENURE : Freehold

LOCAL AUTHORITY : Northumberland CC

COUNCIL TAX BAND : E

EPC RATING : C



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C	79	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

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		
EU Directive 2002/91/EC		
England & Wales		