

BRUNTON

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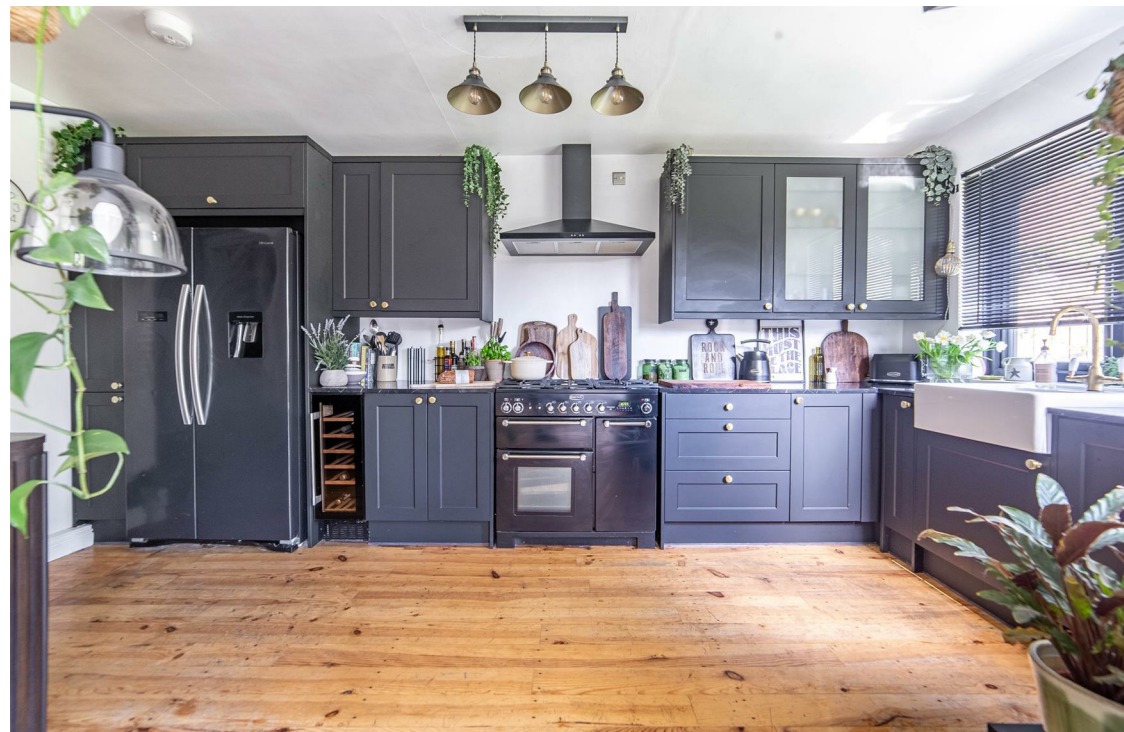
KIELDER AVENUE, CRAMLINGTON, NE23

Offers Over £400,000

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Well-presented semi-detached four-bedroom home located on Kielder Avenue in Cramlington, offering modernised accommodation and a versatile layout ideal for family living. The property has been thoughtfully updated, with a particular highlight being the contemporary kitchen and flexible reception spaces.

The accommodation comprises an entrance hallway leading to a snug area and a spacious rear lounge overlooking the garden. The refitted kitchen/diner to the rear features a stylish bar area and bi-fold doors opening onto the garden, creating a bright and sociable living space. Upstairs, there are four bedrooms, including a standout principal bedroom with a vaulted ceiling and en-suite, alongside a family bathroom. Externally, the property benefits from front and rear gardens, a multi-car driveway and a garage.

Kielder Avenue is situated within a popular residential area of Cramlington, offering convenient access to local amenities, schools, transport links and nearby town centre facilities.

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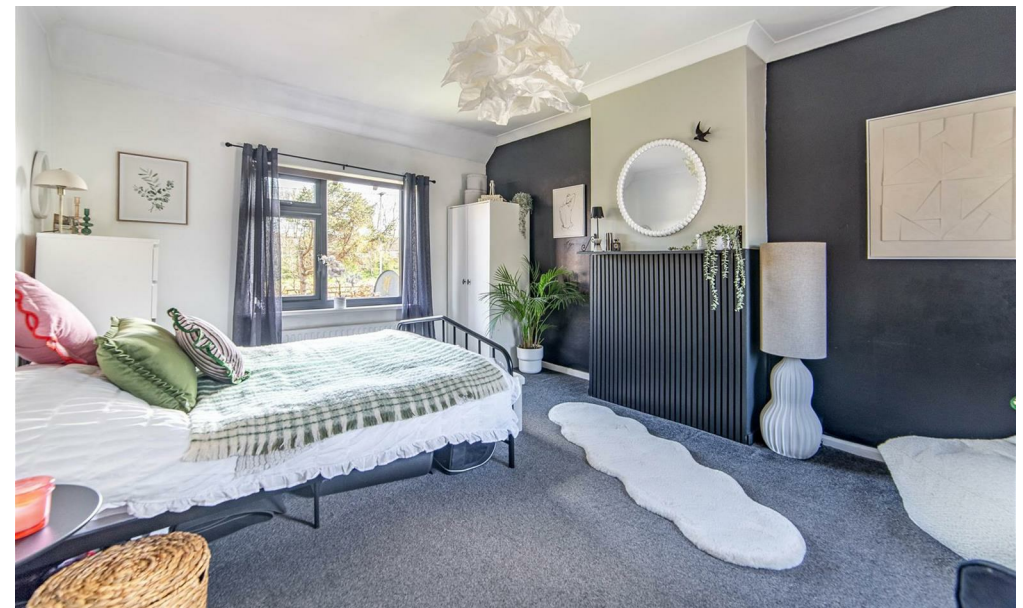
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The internal accommodation comprises: an entrance hallway, which leads through to a small snug area, providing a flexible additional reception space. To the rear, you have a larger lounge overlooking the garden, creating a comfortable main living area. The kitchen/dining space is positioned to the rear of the property and has been refitted within the past couple of years, now offering a modern layout with a bar area and bi-fold doors opening out onto the rear garden, allowing for plenty of natural light and a strong connection to the outside space.

Upstairs, the property offers four bedrooms. The main bedroom is a standout feature, benefitting from a vaulted ceiling and its own en-suite shower room. There are three further bedrooms, all served by a family bathroom, providing practical accommodation for a growing family.

Externally, the property benefits from both front and rear gardens, along with a multi-car driveway and garage space, offering ample parking and storage. The overall plot and positioning add to the property's appeal.



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TENURE : Freehold

LOCAL AUTHORITY : Northumberland CC

COUNCIL TAX BAND : C

EPC RATING : C



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	