

# BRUNTON

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## RESIDENTIAL



**KIELDER AVENUE, CRAMLINGTON, NE23**

**Offers Over £300,000**

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Brunton Residential present this stunning, spacious and picturesque semi-detached family home, occupying a generous plot within an idyllic semi rural setting on the outskirts of Cramlington. Ideally positioned for convenient access to the town centre and a wide range of local amenities, including excellent transport links, this attractive home combines peaceful surroundings with everyday practicality.

Offering generous living accommodation, character features and impressive outdoor spaces designed to enjoy sunlight throughout the day. The property occupies a desirable cul-de-sac position within a popular residential area, conveniently located for Cramlington Town Centre and its extensive amenities, including Manor Walks Shopping Centre, retail outlets, cinema, restaurants and bars. Well-regarded local schools are nearby, while transport links include regular bus services, Cramlington railway station, and excellent road connections via the A1172 to the A189, A1 and A19, making the property ideal for commuters.

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The accommodation briefly comprises a welcoming entrance hallway featuring an impressive 15 foot vaulted ceiling, a fitted kitchen with double Belfast sink, integrated appliances including dishwasher, fridge & freezer with garden views, a dining room, with storage, leading through to a study with garden views. A comfortable living room with feature fire place opening onto the conservatory through double doors, which in turn provides access to the garden.

To the first floor, the landing gives access to three double bedrooms, including a superb master bedroom with a stylish en-suite shower room, bedroom two spans the depth of the property with dual aspect windows, together with a well appointed family four piece bathroom with stand alone shower.

Externally, the property is complemented by excellent outdoor living space. To the front, set back from the cul-de-sac and accessed via gated entry, is a private driveway providing ample off street parking and leading to the attached garage, alongside a front garden with a sun terrace catching the evening sun. To the rear lies a private, enclosed garden featuring a pavilion, ideal for outdoor relaxation and entertaining. The attached garage also benefits from an adjoining, useful utility room.



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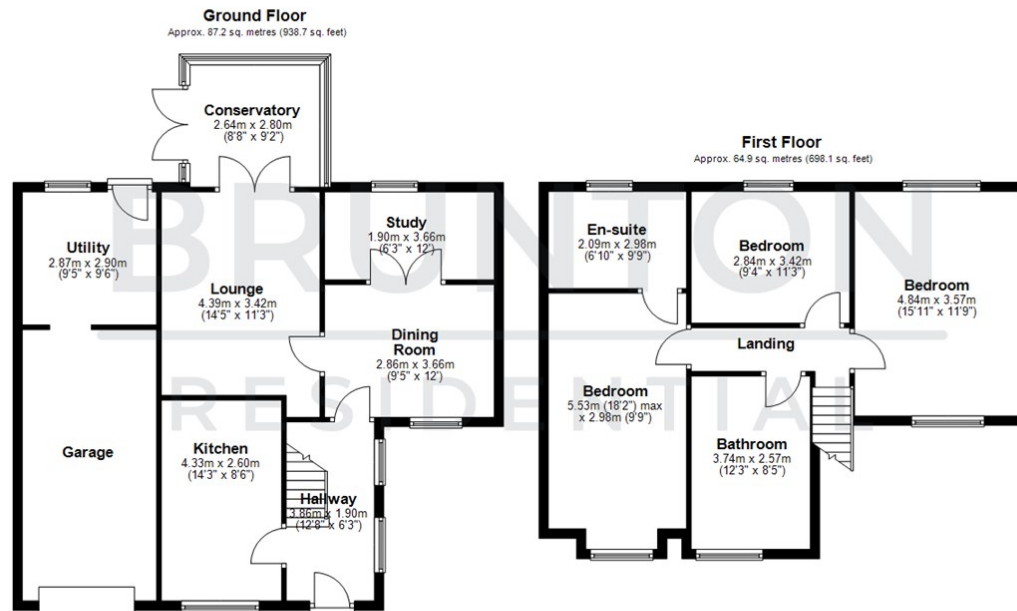
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TENURE : Freehold

LOCAL AUTHORITY : Northumberland

COUNCIL TAX BAND : C

EPC RATING : D



Total area: approx. 152.1 sq. metres (1636.8 sq. feet)

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

