



Kielder Avenue | Cramlington | NE23 8JT

Offers In Excess £300,000

This unique property will appeal to many. Rare to the market, this home has the wow factor thanks to its style, location, and gardens. Located in the sought-after area of Cramlington, near the Azure Garden Centre, with excellent transport links and amenities close by, this property is a must-view to fully appreciate all it has to offer.

Upon entering the home, you are greeted by an impressive double-height hallway with a staircase leading to the first floor. The rustic, country-style kitchen is positioned at the front of the property, overlooking the impressive front garden. Further down the solid oak floored hallway, you will find the dining room, which is open plan to the office, both benefiting from views over the stunning rear garden.

The spacious lounge which includes a York stone fireplace leads to the conservatory which overlooks the enclosed and private rear garden.

There is an 18 foot garage with electric outlets and tap. To the rear of the 18' garage is a large utility room which is plumbed for laundry appliances and includes storage units. The first floor offers three double bedrooms, with the master bedroom benefiting from a very generous en-suite. The family bathroom features a walk in shower, a corner bath, WC, wash basin, a heated towel rail and a large Velux window which floods the room with light and a vibrant view of the sky day and night.

Externally, private gates open onto a beautifully maintained mature front garden, with a secluded seating area and access to the garage. To the rear, there is a further mature and private garden, complete with a pavilion. The property has gas central heating from an A rated Worcester Bosch combi boiler which is under 18 months old.

Viewing is essential to fully appreciate this fantastic home.

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2

Semi Detached House

Utility & Garage

Three Double Bedrooms

Rare To The Market

Three Reception Rooms

Freehold

Office & Conservatory

EPC:D / Council Tax:C

For any more information regarding the property please contact us today

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains Gas

Broadband: Fibre To Premises

Mobile Signal Coverage Blackspot: No

Parking: Garage & Driveway

MINING

The North East region is famous for its rich mining heritage and therefore it will be beneficial to conduct a mining search. Confirmation should be sought from a conveyancer as to its effect on the property, if any. -

TENURE

Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

COUNCIL TAX BAND: D

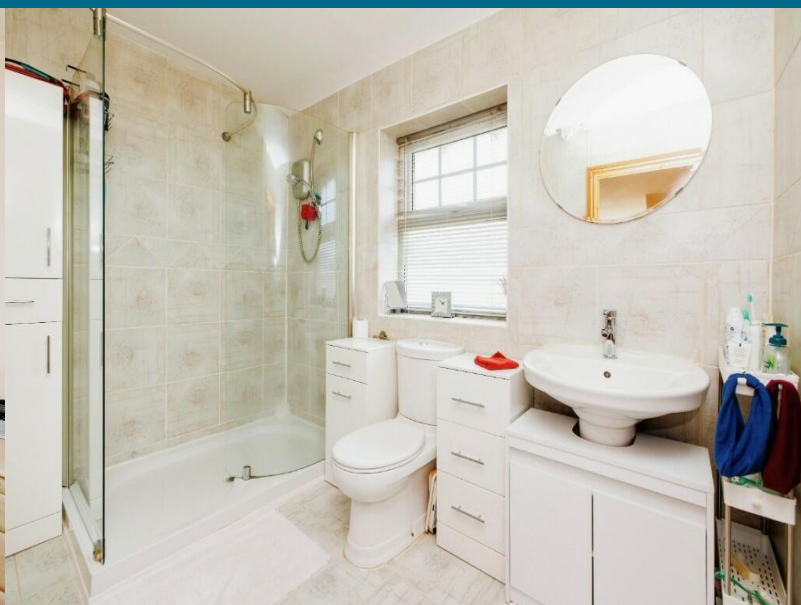
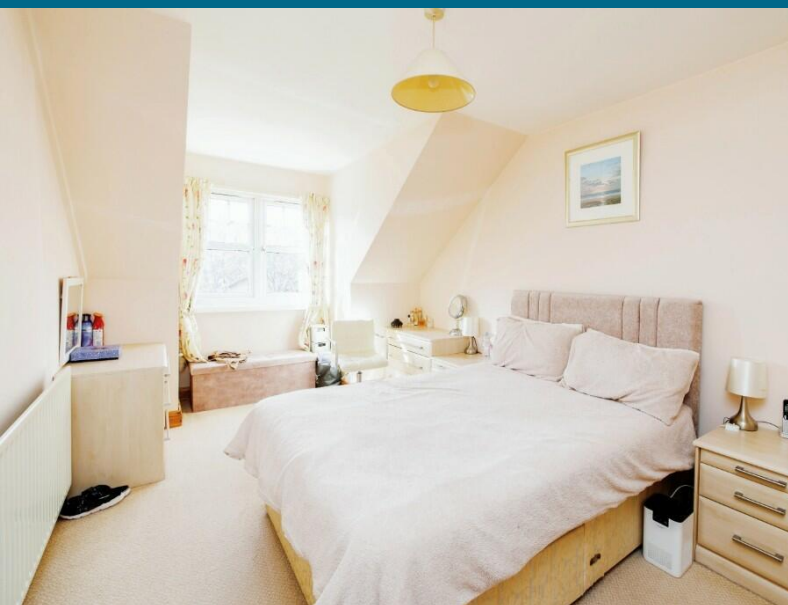
EPC RATING: D

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Entrance

UPVC entrance door.

Entrance Hallway

Stairs to first floor landing, solid oak flooring.

Lounge 13.26ft x 11.99ft (4.04 x 3.62m)

Double glazed French doors to rear, York stone fire surround with electric fire, television point, coving to ceiling.

Dining Room 9.99ft x 9.45ft (3.04m x 2.88m)

Double glazed sash style window to front, double radiator, coving to ceiling, built in cupboard, open plan to office.

Office 11.98ft x 6.07ft (3.65m x 1.85m)

Double glazed sash style window to rear, coving to ceiling.

Kitchen 14.28ft x 8.51ft (4.35m x 2.59m)

Double glazed sash style window to front, fitted with a range of wall, floor and drawer units with co-ordinating roll edge work surfaces, oxford sink, range cooker, integrated fridge freezer, dishwasher and microwave, vinyl flooring.

Utility Room 10.10ft x 9.55ft (3.07m x 2.91m)

Double glazed sash style window to rear, fitted wall and base units, plumbed for washing machine, tiled flooring.

Conservatory 10.04ft x 9.82ft (3.06m x 2.99m)

Dwarf wall, double glazed sash style window, double radiator, tiled flooring.

First Floor Landing

Loft access, double radiator.

Bedroom One 9.35ft x 15.29ft into wardrobes (2.84m x 4.66m)

Double glazed sash style window to front, single radiator, fitted wardrobes and drawers.

En-Suite 9.35ft x 6.14ft (2.84m x 1.87m)

Double glazed sash style window to rear, low level wc, wash hand basin (set in vanity unit), extractor fan, shower cubicle, electric shower, tiled walls, heated towel rail.

Bedroom Two 15.63ft x 12.10ft (4.76m x 3.68m)

Double glazed sash style window to front and rear, double radiator.

Bedroom Three 12.05ft x 8.19ft (3.67m x 2.49m)

Double glazed sash style window to rear, double radiator.

Bathroom 9.36ft x 8.76ft (2.85m x 2.67m)

Four piece white suite comprising of, corner panelled bath, pedestal wash hand basin, shower cubicle, low level wc, spotlights, heated towel rail, Velux window, double radiator, part tiling to walls, tiled flooring.

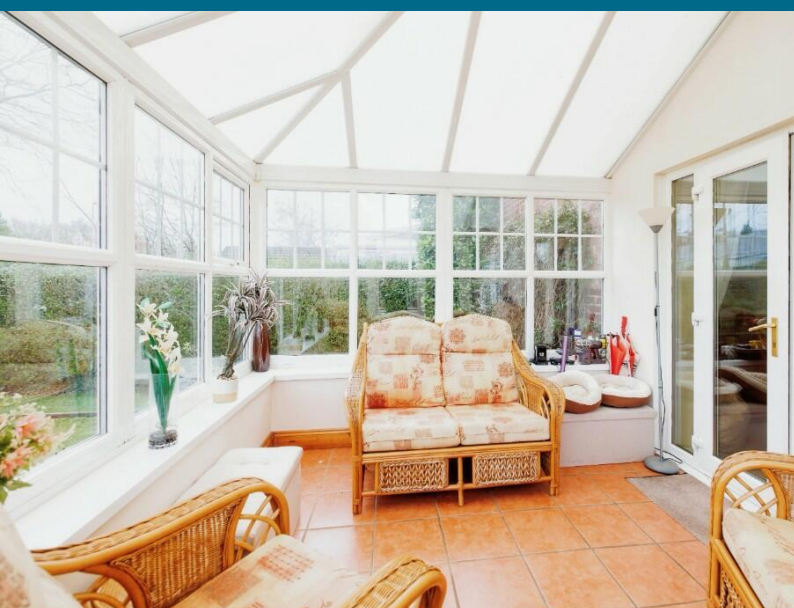
External

Front garden laid mainly to lawn, bushes and shrubs, block paved driveway leading to garage. Rear garden laid mainly to lawn, patio area, flower beds, bushes and shrubs, water tap, pavilion.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

Money Laundering Regulations – intending purchasers will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We will also use some of your personal data to carry out electronic identity verification. This is not a credit check and will not affect your credit score.

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