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TAVERN CLOSE, CRAMLINGTON, NE23

Offers Over £280,000

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Welcomed to the market is this impressive four bedroom, end terrace townhouse, located in Cramlington. The property is beautifully presented, and offers flexible accommodation to suite a range of buyer's needs.

The property briefly comprises an entrance hallway, open plan living room/kitchen/diner, WC, four double bedrooms, an en-suite to bedroom one, and family bathroom. Externally, the property benefits from an enclosed garden to the rear, driveway to the side, leading to the detached garage.

Located in the sought-after town of Cramlington, this property enjoys a convenient setting close to a wide range of local amenities, including Manor Walks Shopping Centre, supermarkets, leisure facilities and well-regarded schools. Excellent transport links, including the A19, A1 and Cramlington railway station, provide easy access to Newcastle, Northumberland and beyond, making it an ideal location for commuters, families and first-time buyers alike. With nearby parks, cycle routes and open green spaces, Cramlington offers a great balance of convenience and lifestyle.

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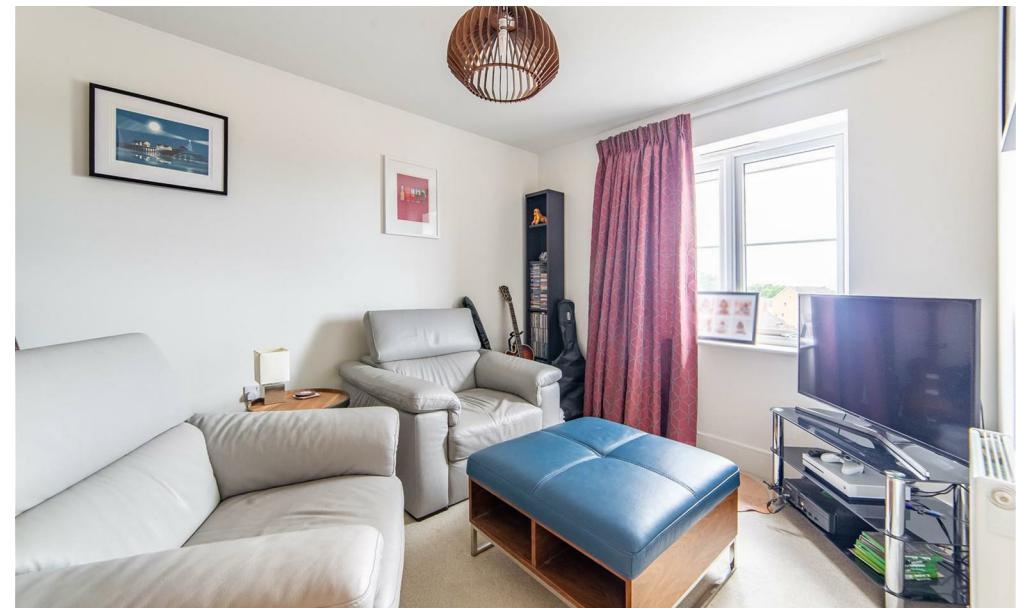
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The internal accommodation comprises: an entrance hall with stairs leading up to the first floor, while a door opens into the kitchen. Positioned at the front, the kitchen is fitted with a range of high-gloss wall and base units, integrated appliances, generous worktop space, and a bay window allowing plenty of natural light.

The accommodation then flows into a spacious lounge and dining area with porcelain tiled flooring continuing throughout, creating an ideal space for both everyday living and entertaining. Bi-fold doors open directly onto the enclosed rear garden, while a convenient WC and a separate utility complete the ground floor.

Stairs lead to the first-floor landing, which includes a useful storage cupboard and provides access to the main bedroom, featuring fitted sliding wardrobes and an en suite shower room with a walk-in shower, vanity wash basin, WC, and additional storage. A further well-proportioned bedroom is also found on this floor, benefiting from a bay window. Stairs continue to the second floor, where the landing includes an additional storage cupboard and leads to two further double bedrooms, together with the family bathroom fitted with a bath and shower over, WC, and wash basin.

Externally, the property enjoys a small open garden to the front, while to the side there is a detached electrified garage and a driveway providing off-road parking for two vehicles. The enclosed rear garden is laid to patio and lawn, offering a pleasant outdoor space with plenty of room for seating and entertaining.



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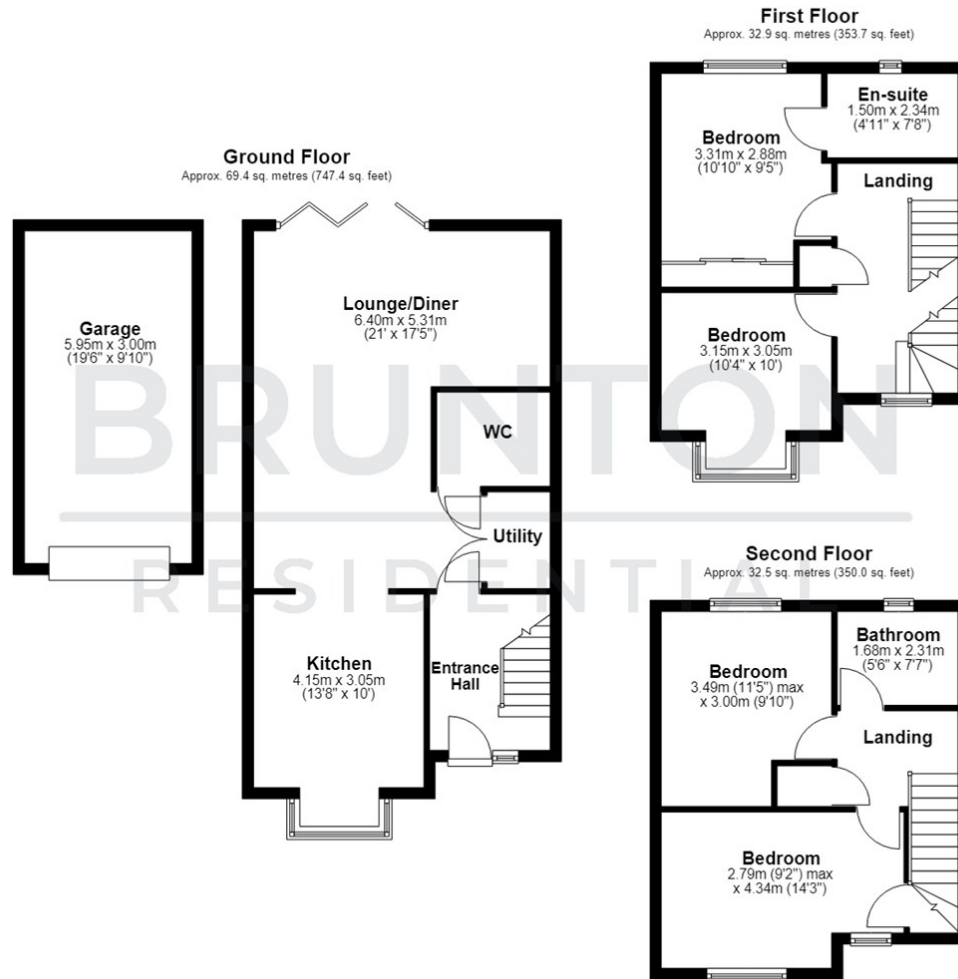
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TENURE : Freehold

LOCAL AUTHORITY : Northumberland CC

COUNCIL TAX BAND : D

EPC RATING : C



Total area: approx. 134.8 sq. metres (1451.2 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		80	84
(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	