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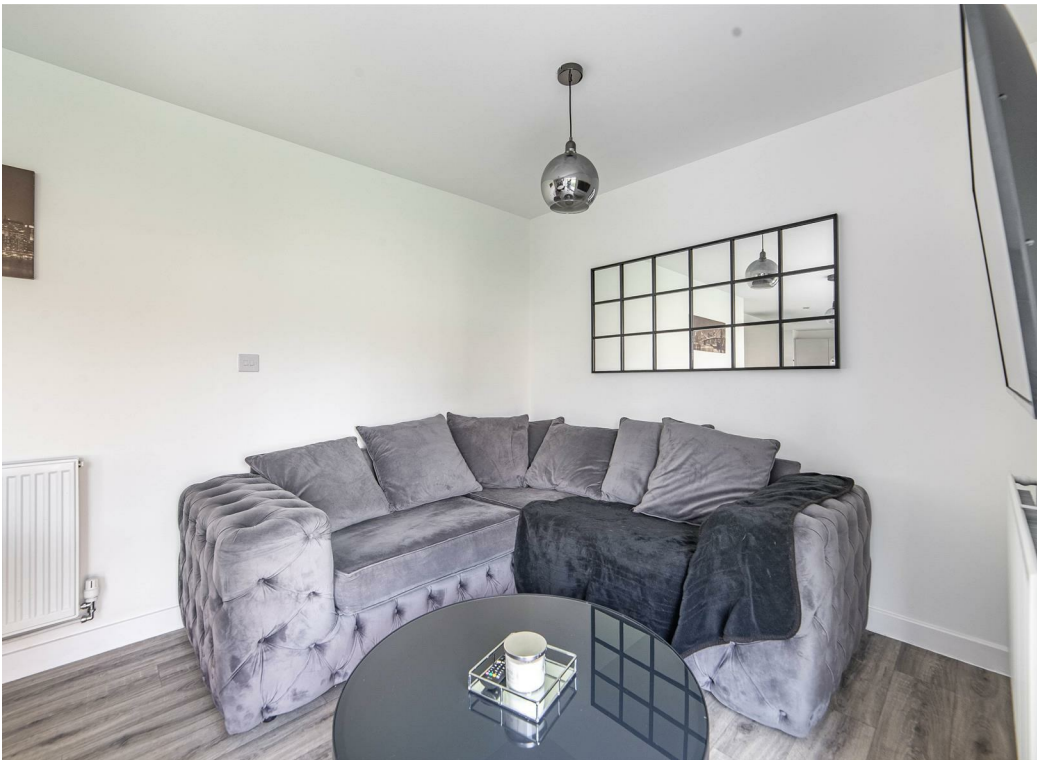
IRIS LANE, WEST MEADOWS, CRAMLINGTON, NE23 8FS

Offers Over £325,000

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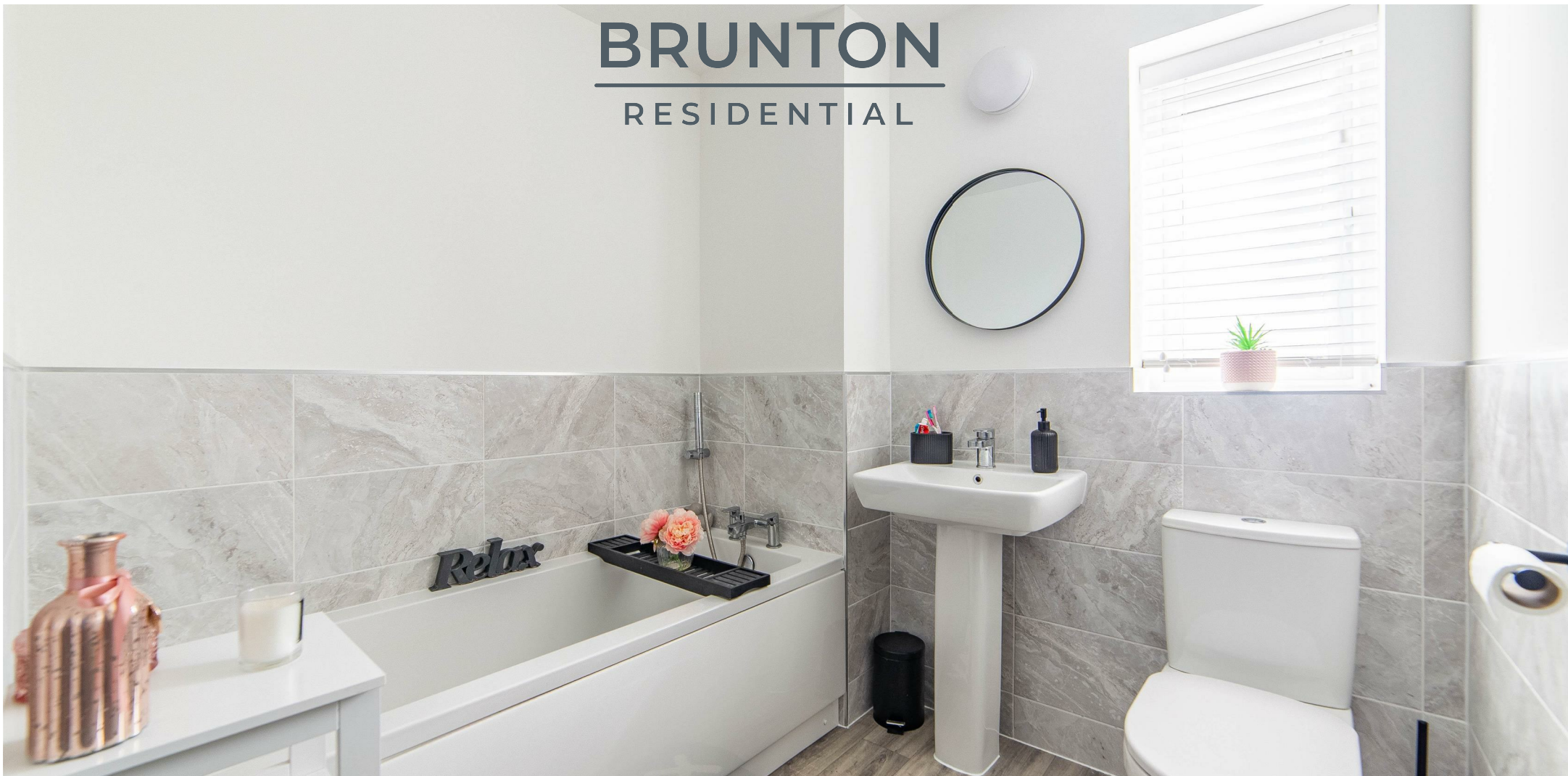
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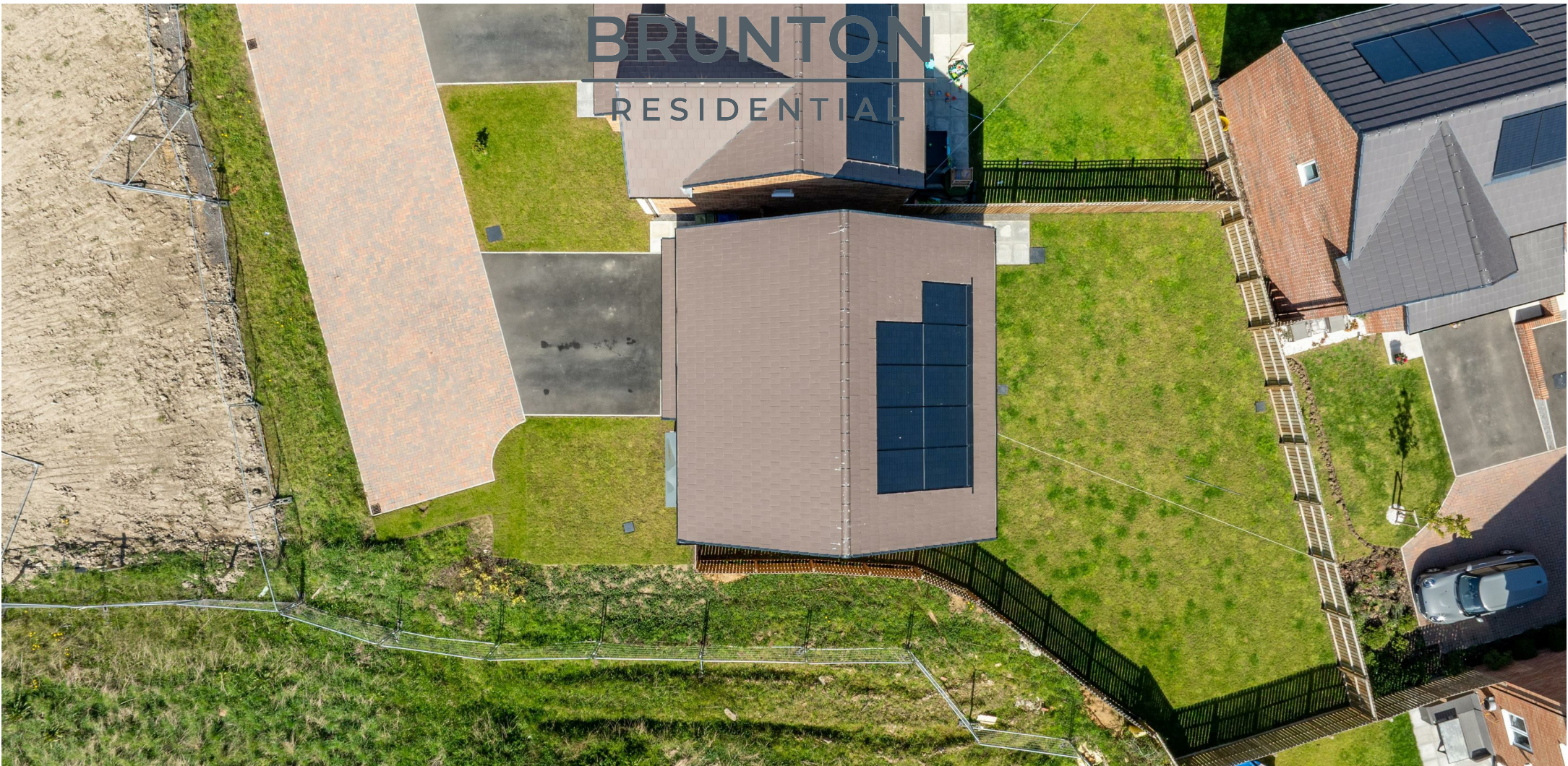


Well-presented four-bedroom detached home located on Iris Lane, West Meadows, Cramlington.

The property is arranged over two storeys and includes a lounge and an open plan kitchen, dining and family area, along with a convenient WC on the ground floor. The first floor offers four bedrooms, including an en-suite to the main bedroom, and a family bathroom. Externally, there is a generous enclosed rear garden along with a driveway and garage providing off-road parking.

The property is situated within the popular West Meadows development in Cramlington, close to local shops, schools and everyday amenities, as well as Manor Walks Shopping Centre offering a wider range of retail and leisure options. There are good road links via the A19 and A1, providing access to surrounding areas, including Newcastle, with public transport connections also available, making it suitable for families and professionals alike.

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When entering the property, you step into a spacious entrance hallway, this features wood panelling on the wall, with hooks for coat storage and space to store shoes. There is a staircase to the left of the hallway, with the hallway continuing to the right of the stairs, and featuring a door to the right leading to the living room, the first door on the left leads to understairs storage, the second door leading to a downstairs WC, and the final door leads through to the impressive open plan kitchen/diner/family room.

The lounge is positioned to the front of the property, and is a well-proportioned room, featuring a bay window, and enjoying good views across the front aspect. The WC is fitted with toilet and basin, and features aluminium trimmed tiles.

The impressive open plan kitchen/diner/family room is beautifully presented, with key upgrades throughout. The kitchen features upgraded Silestone worktops, integrated appliances, a T-Box extractor fan and induction hob and spotlights. The dining area features bi-fold doors leading to the rear garden, creating a practical and welcoming space for everyday living.

The first-floor landing includes storage and gives access to four bedrooms and the family bathroom. The main bedroom is a generous double room and benefits from an en-suite shower room featuring a walk-in shower, pedestal sink, toilet, heated towel rail, and half-height aluminium trimmed tiles. The remaining three bedrooms are all double bedrooms and offer flexibility for family living, guests or working from home. The family bathroom is fitted with a bath, a wash hand basin, a toilet, along with heated towel rail and half-height, aluminium trimmed tiles.

Externally, the property benefits from a driveway to the front leading to the integral garage, providing off-road parking. To the rear, there is a generous garden, one of the largest gardens in the development, mainly laid to lawn, with a patio area, offering ample space for seating and outdoor use. Further benefits include an outdoor hot/cold tap, security lights, solar panels, helping to improve energy efficiency, along with the integral garage, which provides additional storage or potential for alternative use, subject to any necessary permissions.



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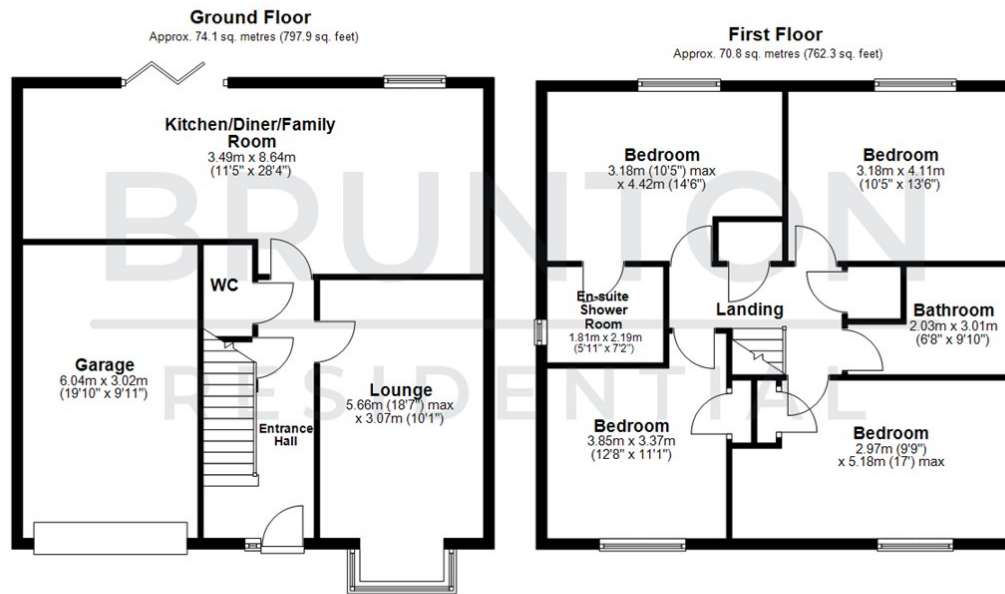
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TENURE : Freehold

LOCAL AUTHORITY : Northumberland CC

COUNCIL TAX BAND : D

EPC RATING : A



Total area: approx. 144.9 sq. metres (1560.2 sq. feet)

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



| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | 94 | 94 |
| (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 | |