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LAMONBY WAY, CRAMLINGTON, NE23

Offers Over £525,000

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FIVE BEDROOMS | DETACHED FAMILY HOME | EXTENDED TO REAR

Brunton Residential are delighted to welcome to the market this stunning five bedroom detached home on Lamonby Way in Cramlington with rear extension, two en suites and a South facing rear garden. For more information and to book your viewing please call our team on 0191 236 8347.

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Set on a substantial corner plot on Lamonby Way is this beautiful extended family home which is presented to the highest standard with upgrades throughout. Briefly comprising; spacious entrance hallway with solid oak staircase with glass balustrade, dual aspect lounge with garden access through French doors, reconfigured kitchen diner with breakfasting bar which opens onto the extended sitting room with Velux windows allowing light to flood in and French doors with further garden access. There is also a ground floor WC, utility area providing internal access to the double garage and a study ideal for home working.

Off the landing to the first floor there are five well proportioned bedrooms, bedrooms one and two both with en suite, bedroom one also boasting a walk through wardrobe area. Completing this stunning property is the four piece family bathroom with stand alone shower. As well as the newly installed staircase, every internal door has been upgraded to solid oak.

Externally there is a double drive offering off street parking for multiple vehicles to the front leading to the garage alongside a lawned area. To the rear there is a mature, well stocked South facing garden with multiple internal access points and patio area, ideal for alfresco entertaining.



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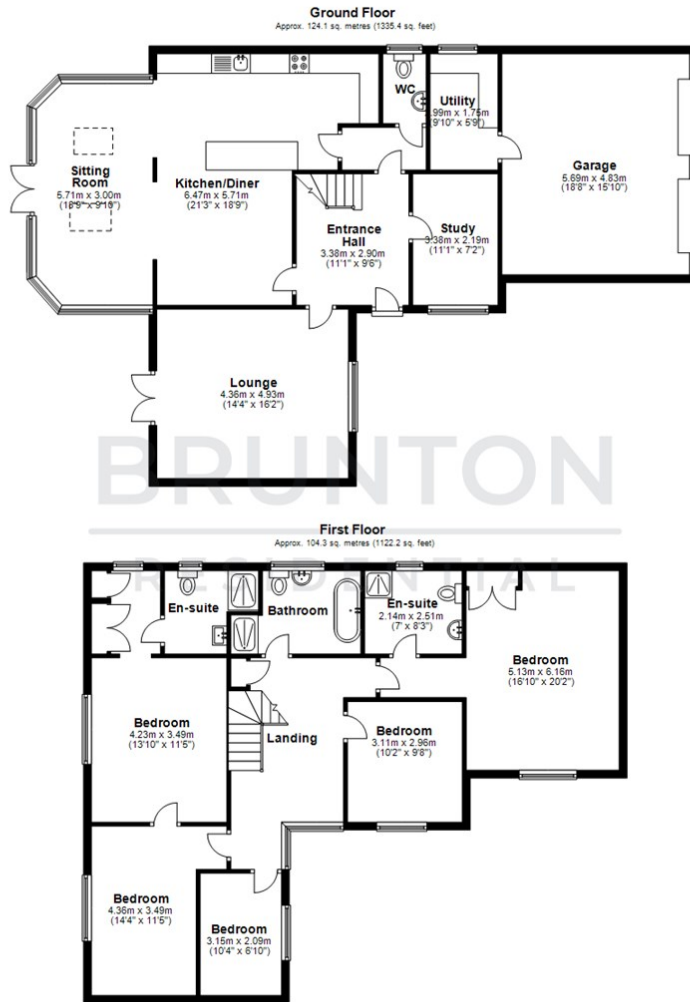
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TENURE : Freehold

LOCAL AUTHORITY :

COUNCIL TAX BAND : E

EPC RATING : C



Total area: approx. 228.3 sq. metres (2457.7 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 | | | |
| (81-91) B | | | |
| (69-80) C | | 74 | 81 |
| (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 | |