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## Cranbrook

### Annitsford Cramlington, NE23 7FE

DETACHED HOME - FANTASTIC CONDITION - EXCELLENT FAMILY HOME

Brunton Residential are delighted to offer this superb detached home located on Cranbrook, a small cul-de-sac development in Annitsford, Cramlington. This four bedroom home is fantastically presented throughout, has a private rear garden and offers excellent transport links to Newcastle City Centre and the Coast via A1 and A19 as well as great links to primary and secondary schools in North Tyneside and Cramlington.

**£299,950**

# 9 Cranbrook

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Accommodation briefly comprises; entrance hallway with staircase to first floor, access to integral garage, a lounge with large window to front and a fantastic kitchen/diner with French door access to the rear gardens. The kitchen has a range of wall and floor units with coordinated work surfaces and offers ample space for both formal and informal dining. The first floor provides access to the master bedroom with ensuite shower room, bedroom two which is also ensuite, bedrooms three & four which are sizeable rooms large enough to accommodate double beds and furniture. There is also a family bathroom. Externally, there is a lawned garden to the front with off-street parking for two vehicles and access to the garage and electric car charger. To the rear is great sized, private garden with a range of patio, lawned and seating areas which backs onto the local nature reserve.

### ON THE GROUND FLOOR

Hallway

WC

Lounge

17'5" x 9'10" (5.30m x 3.00m)

Kitchen/Diner

14'7" x 27'7" (4.45m x 8.40m)

Garage

### ON THE FIRST FLOOR

Landing

Bedroom

12'0" x 15'2" (3.67m x 4.62m)

En-suite

Bedroom

16'3" x 12'1" (4.96m x 3.68m)

En-suite

Bedroom

9'1" x 9'2" (2.78m x 2.79m)

Bedroom

9'1" x 9'5" (2.78m x 2.86m)

Bathroom

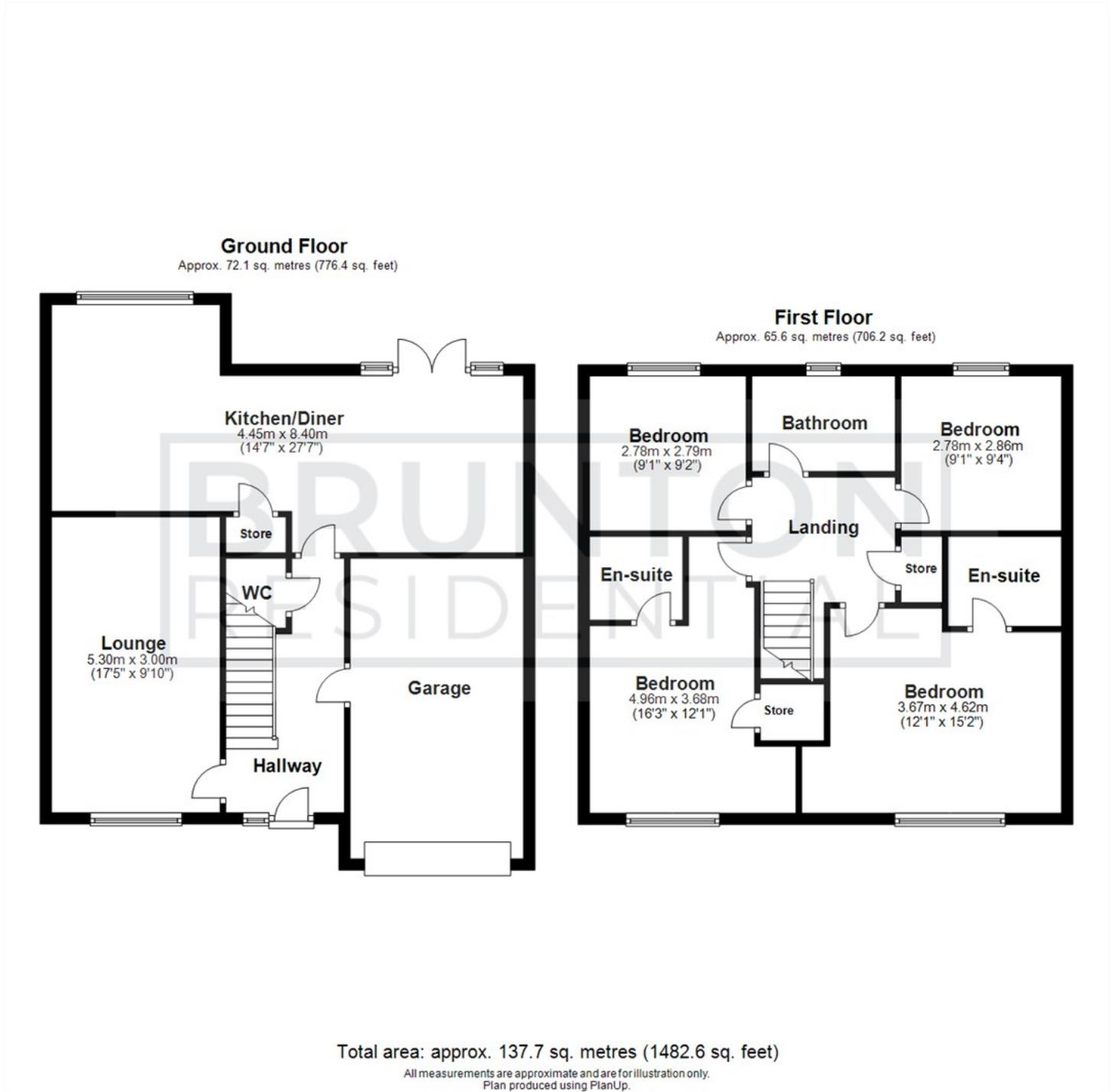
Disclaimer



- FOUR BEDROOMS
- EXCELLENT CONDITION
- TWO EN-SUITES
- DETACHED HOME
- FRONT & REAR GARDENS
- CUL-DE-SAC
- POPULAR LOCATION
- GARAGE & DRIVEWAY
- ELECTRIC CAR CHARGER



## Floor Plan



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Current	Potential	Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very energy efficient - lower running costs		83	92	Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A	(81 plus) A						
(81-91) B	(61-81) B						
(69-80) C	(49-60) C						
(55-68) D	(35-48) D						
(39-54) E	(21-34) E						
(21-38) F	(11-20) F						
(1-20) G	Not environmentally friendly - higher CO <sub>2</sub> emissions	Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	