

# BRUNTON

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## RESIDENTIAL



**MAGDALENE PLACE, CRAMLINGTON, NE23**

**Offers Over £285,000**

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### THREE BEDROOM - DETACHED - STUNNING INTERIOR

Brunton Residential is delighted to bring to the market this superbly designed three-bedroom home situated in Cramlington. This detached property offers elegance and space throughout which would make an excellent family home. Located close to local amenities and transport links this property must be viewed.

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Accommodation briefly comprises; entrance hallway with access to WC and store. To the front of the property is a spacious lounge with large window to the front allowing natural light to flood the space. To the rear is a fantastic, full-width kitchen/diner with ample space for formal dining. The kitchen itself has a range of wall and floor units, coordinated work surfaces and fitted appliances. To the first floor are three double bedrooms with the master offering a stylish, en-suite shower room. The modern family bathroom is fully tiled and provides WC, basin and shower over bath.

Externally, the property has a lawned garden to the front with pathway access to the property and a detached garage with a driveway with enough parking for two vehicles. To the rear, is a well-sized garden laid to lawn with patio area and walled and fenced boundaries.



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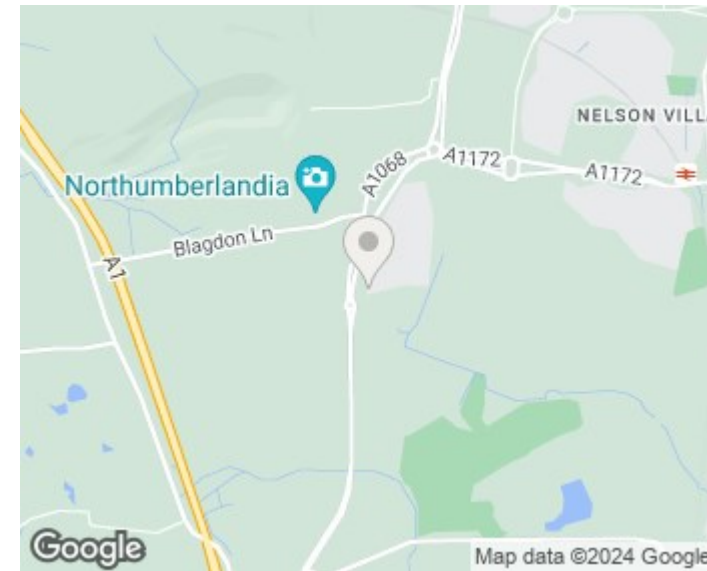
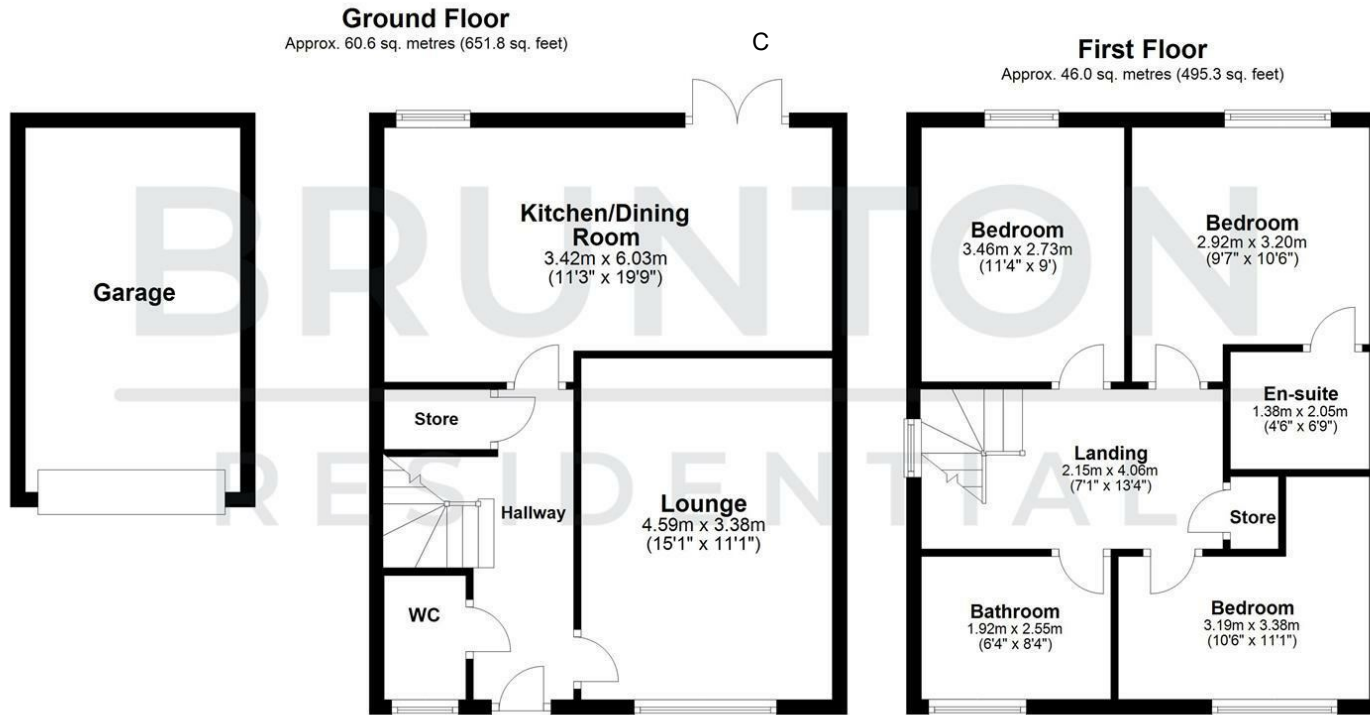
TENURE : Freehold

LOCAL AUTHORITY :

COUNCIL TAX BAND : C

EPC RATING : B

SERVICES :



Total area: approx. 106.6 sq. metres (1147.1 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			95
(81-91) B		84	
(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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	