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DODDINGTON DRIVE, CRAMLINGTON, NE23

Offers Over £275,000

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Modern three-bedroom detached townhouse on Doddington Drive in Cramlington.

This well-presented family home has a three-storey layout with the ground floor featuring a well-equipped kitchen-diner, and a spacious lounge with bifold doors leading to the rear garden. The upper floors host three well-proportioned bedrooms, with the master benefiting from an en-suite shower room and dressing area, and a well-appointed family bathroom serving the remaining rooms. Externally, the property benefits from off-street parking for approximately two cars, a garage and an enclosed rear garden.

The property is situated in Doddington Drive, which is located within Newcastle Great Park, a popular and well-connected residential area north of Newcastle Upon Tyne. The neighbourhood benefits from convenient access to nearby amenities, including local parks, shops, walking/cycling routes and is well suited for families and professionals seeking modern housing, green spaces and excellent transport links.

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The internal accommodation comprises: an entrance hallway with stairs leading to the first-floor landing and a door to the right which opens into the bright kitchen-diner. The dual-aspect kitchen-diner enjoys a range of fitted wall and base units, as well as integrated appliances and an island, allowing for ample work space. From here, a door leads into the lounge, which benefits from a striking media wall, a continuation of the tiled flooring, and bi-fold doors leading out to the rear garden, allowing for plenty of natural light.

The first-floor landing provides access to two bedrooms, a family bathroom, and a useful storage cupboard. The larger bedroom, situated to the rear of the property, benefits from built-in cupboards and a dressing area, as well as a rear-aspect window. The bedroom to the front of the property benefits from built-in cupboards with mirrored sliding doors and a front-aspect window. Both bedrooms are served by a family bathroom which comprises a WC, a wash basin and a bath with a shower over.

Stairs then lead to the top floor, where a spacious bedroom is situated. The bedroom enjoys access to a dressing area, which in turn leads to an en-suite shower room with a WC, wash basin and a walk-in shower cubicle. The room benefits from a front-aspect window, and the dressing area and en-suite enjoy Velux windows - allowing for natural light across the room.

Externally, to the front of the property, a single driveway leads to a single garage, allowing off-street parking for approximately two cars. There is also an area laid to lawn. To the rear of the property, the back garden is partly paved and partly laid to lawn, ideal for outdoor entertainment. The garden is enclosed by timber fencing, allowing a good degree of privacy.



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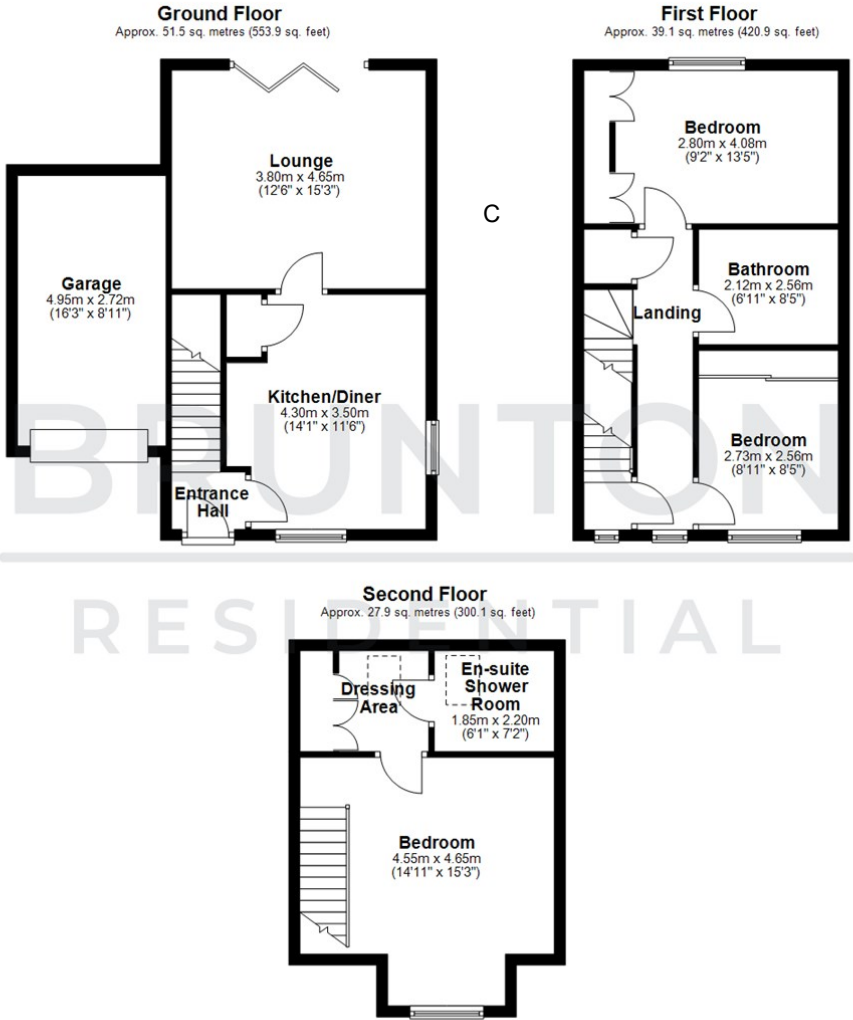
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TENURE : Freehold

LOCAL AUTHORITY : Northumberland CC

COUNCIL TAX BAND : C

EPC RATING : B



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
(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 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	