

# BRUNTON

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## RESIDENTIAL



**WHITEHILL ROAD, CRAMLINGTON, NE23**

**Offers Over £565,000**



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An impressive and thoughtfully extended detached family home on Whitehill Road in Cramlington, this home truly represents one of the finest extended detached properties in the area, combining generous proportions with exceptional quality and design.

This substantial residence provides an abundance of versatile living space, including a welcoming lounge with feature arch windows and a fireplace, a contemporary open-plan kitchen and dining area, a rear extension designed for entertaining with skylights, a fitted bar, and bifold doors opening onto the garden. Additional ground-floor features include a utility room, ground-floor WC, and access to the converted garage. Upstairs, there are five beautifully presented bedrooms, including an impressive master suite with a walk-in wardrobe and a luxurious four-piece en-suite, bedroom two also benefits from an en suite shower room while the remaining bedrooms are served by a stylish family bathroom. The property further benefits from off-street parking, a garage, and an enclosed rear garden offering excellent privacy.

Ideally located in Cramlington, the home benefits from close proximity to local schools, shops, leisure facilities, and excellent transport links, making it a superb choice for families seeking both space and convenience.







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The internal accommodation comprises: an entrance porch leading into a welcoming inner hallway with useful storage and a ground-floor WC. To the left of the hallway is a spacious lounge featuring double arch windows, a media wall, and a fireplace. Double doors open through to the kitchen-diner, which spans the full width of the home and benefits from a tiled floor, modern fittings, and direct access to a utility room. The utility room provides side access to the garden and the double garage, part of which has been converted into a gym, with the remainder used for storage. Beyond the kitchen lies a stunning rear extension an impressive entertaining space with skylights, a fitted bar, a log burner, and bifold doors opening out to the garden.

Upstairs, the original master bedroom now serves as bedroom two and includes its own en-suite shower room. There are three further double bedrooms, both served by a well-appointed family bathroom, while the new master suite above the garage offers an exceptional space complete with a walk-in wardrobe and a luxurious four-piece en-suite. Throughout the home, every internal door is solid oak, and the property benefits from new radiators, windows, and a newly fitted kitchen, all presented to an outstanding standard.

Externally, the home is approached via a block-paved driveway providing ample off-street parking for multiple vehicles. The rear garden offers excellent privacy, being enclosed by fencing to two sides and a stone wall to the rear, and is not overlooked.





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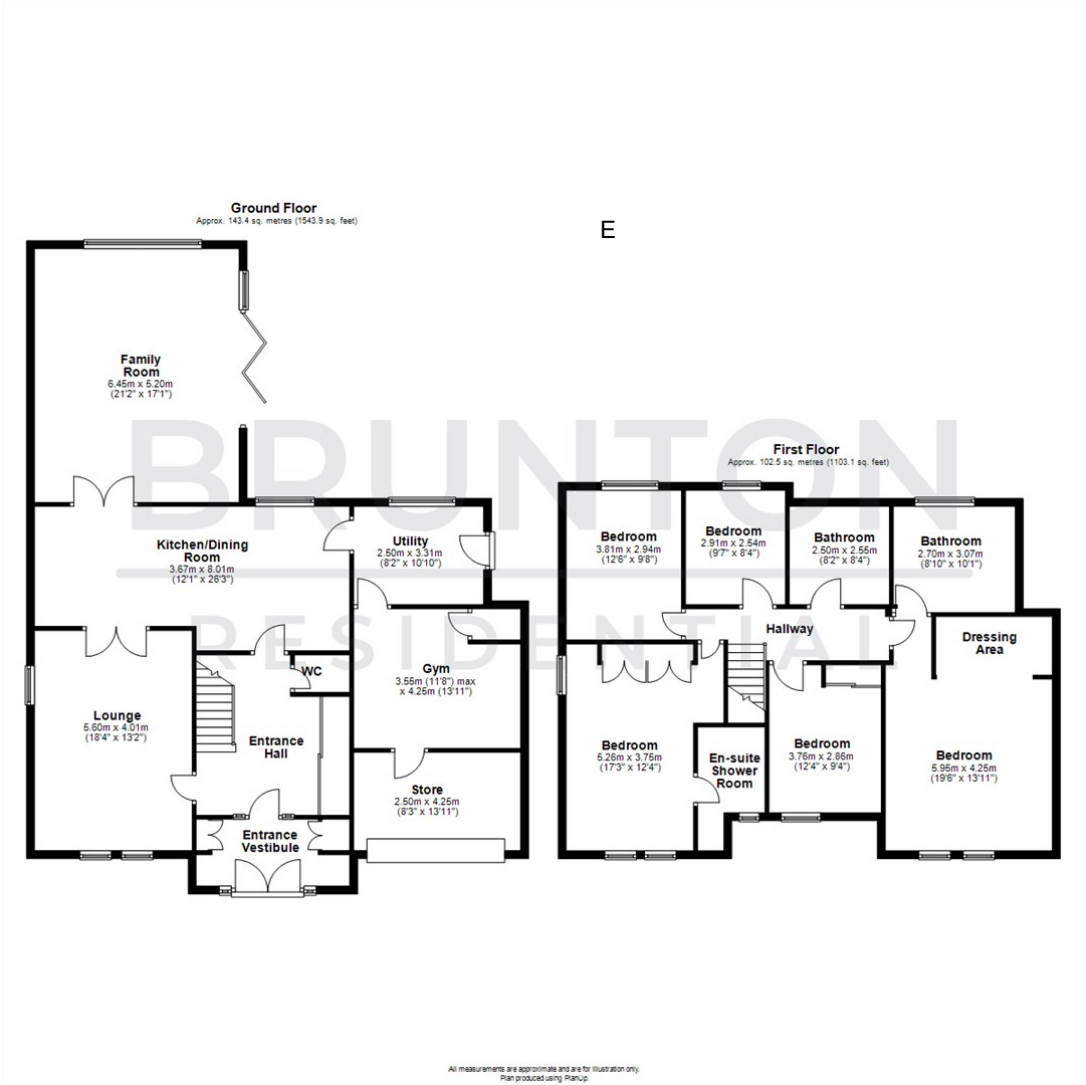
## RESIDENTIAL

TENURE : Freehold

LOCAL AUTHORITY : Northumberland CC

COUNCIL TAX BAND : E

EPC RATING : C



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-plus) A		81
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	72	
(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	