

# BRUNTON

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## RESIDENTIAL



**DIGBY PLACE, ST. NICHOLAS MANOR, CRAMLINGTON, NE23**

Offers Over £400,000

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Delightful four bedroom detached family home situated on Digby Place within the popular St. Nicholas Manor development in Cramlington. The property is well presented throughout and offers generous accommodation, making it an appealing choice for families.

The home provides a well balanced layout arranged over two floors, including a spacious living room, a modern kitchen and dining area, and a convenient ground floor WC. The first floor hosts four well proportioned bedrooms, with the master bedroom benefiting from an en suite shower room, as well as bedroom two, while a well appointed family bathroom serves the remaining rooms. Externally, the property enjoys off-street parking, an integral garage and an enclosed rear garden.

St. Nicholas Manor is a sought after development within Cramlington, offering easy access to local shops, schools, leisure facilities and green open spaces. Excellent transport links are available via nearby road networks and Cramlington Train Station, providing convenient connections to Newcastle and the wider region.

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The internal accommodation comprises: A welcoming entrance hall with stairs leading up to the first floor landing and an understairs storage cupboard. To the right, a door provides access to the integral garage. To the left is a spacious front aspect living room featuring a cinema wall. Further along the hallway is a convenient ground floor WC, while to the end of the hall is a generous open plan kitchen, dining and family room enjoying rear aspect views and French doors opening out to the rear garden. The kitchen is modern and well equipped with integral appliances and a generous range of wall and base units providing excellent storage and work surface space. Adjacent to the kitchen is a useful utility room.

The first floor landing gives access to four well proportioned bedrooms, two of which benefit from ensuite shower rooms. A well appointed family bathroom with tiled floors, partially tiled walls, a WC, washbasin and bath serves the remaining rooms.

Externally, to the front of the property is a large driveway providing off street parking for two cars, alongside a lawned area. To the rear is an enclosed garden with timber fencing, predominantly laid to lawn with a block paved seating area and walkway, and bordered by a lovely array of shrubs and trees.



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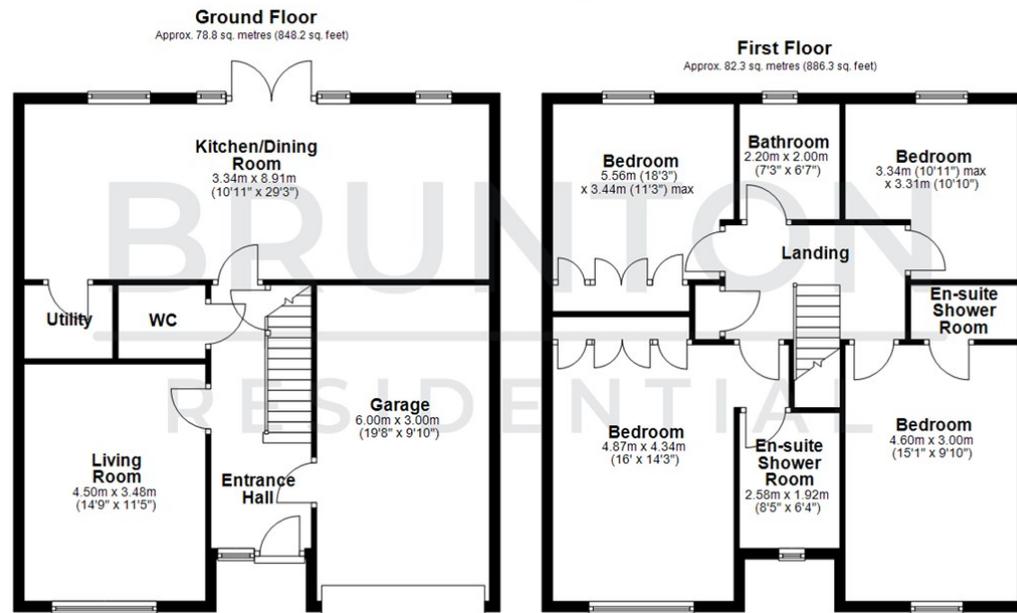
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TENURE : Freehold

LOCAL AUTHORITY : Northumberland CC

COUNCIL TAX BAND : E

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) <b>A</b>			<b>93</b>
(81-91) <b>B</b>		<b>85</b>	
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	