

# BRUNTON

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## RESIDENTIAL



**HALKIRK WAY, CRAMLINGTON, NE23**

**Offers Over £280,000**

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Delightful four-bedroom detached home is situated on Halkirk Way, Cramlington, occupying a lovely plot within a quiet cul-de-sac setting that will appeal to families seeking privacy and space. Well-presented throughout, the property offers flexible accommodation arranged over two floors and benefits from thoughtful design and comfortable living spaces.

The ground floor features a spacious open-plan lounge/diner with sliding doors opening onto the rear garden, a well-equipped kitchen with built-in appliances and natural light, and practical additions such as a ground-floor WC and integral garage. To the first floor are four good-sized bedrooms, including a principal bedroom with a modern en-suite shower room, alongside a family bathroom, ensuring the home caters well to family life. The addition of air conditioning enhances year-round comfort.

The property is situated close to everyday amenities, including local shops and services within easy reach. There are well-regarded schools close by, and the area enjoys good transport connections, with regular bus services and nearby Cramlington train station offering links into Newcastle and beyond. Local leisure facilities and parks also contribute to the family-friendly appeal of the location, making this home well placed for both convenience and community living.

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The internal accommodation comprises: an entrance hallway, which provides a central hub to the ground floor. To the left is a convenient ground-floor WC, while to the right there is access into the integral garage. Beyond the WC, also on the left-hand side, is the kitchen, which is fitted with a range of units and built-in appliances and benefits from a forward-facing window providing good natural light. To the rear of the property is a full-depth lounge-diner offering an excellent open-plan living space. This area enjoys a bright and airy feel and features sliding doors opening directly onto the rear garden, creating a strong connection between the internal and external spaces. An exposed staircase rises from this area, forming a U-shaped stairwell leading to the first floor.

To the first floor, there are four well-proportioned bedrooms. The principal bedroom has been enhanced by the addition of a recently installed en-suite shower room fitted to a modern standard. The remaining bedrooms are all well-sized and are served by a family bathroom which comprises a three-piece suite with a shower over the bath. The property further benefits from the installation of air conditioning, which also functions as an additional heating source during the winter months, adding both comfort and practicality throughout the year.

Externally, the property occupies a generous plot with a large rear garden which is not overlooked and offers a high degree of privacy. There is side access available to both sides of the property, enhancing usability and access. The front of the property provides ample off-street parking via the multi-car driveway, complementing the integral garage.



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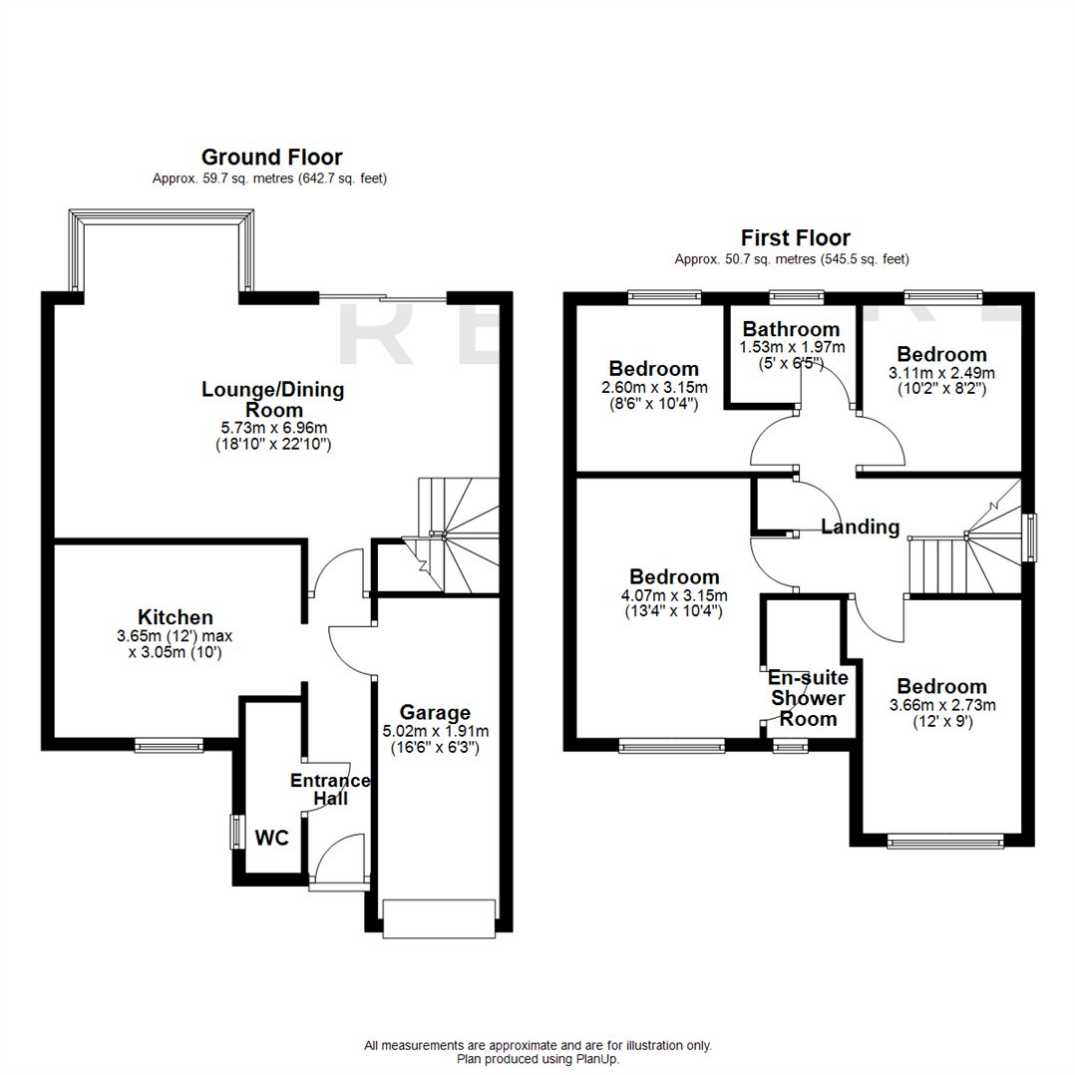
## RESIDENTIAL

TENURE : Freehold

LOCAL AUTHORITY : Northumberland CC

COUNCIL TAX BAND : D

EPC RATING :



| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) A                                 |         |           |
| (81-91) B                                   |         |           |
| (69-80) C                                   |         |           |
| (55-68) D                                   |         |           |
| (39-54) E                                   |         |           |
| (21-38) F                                   |         |           |
| (1-20) G                                    |         |           |
| Not energy efficient - higher running costs |         |           |
| EU Directive 2002/91/EC                     |         |           |
| England & Wales                             |         |           |

| 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 |         |           |
| EU Directive 2002/91/EC                                         |         |           |
| England & Wales                                                 |         |           |