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GRANTHAM PLACE, CRAMLINGTON, NE23

£250,000

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Well-extended four-bedroom semi-detached home on Grantham Place, originally built in the 1970s and thoughtfully extended in the 1990s to create spacious and versatile accommodation ideal for family living. The property offers generous reception space, a modern kitchen and excellent additional utility and storage areas.

The ground floor comprises an entrance vestibule with storage leading into a bright open-plan lounge and dining room with dual-aspect windows. A refitted kitchen with integrated appliances sits to the rear, alongside a larger-than-average utility room with access to the garden and garage, which is currently used as a gym. Upstairs, the extended layout provides a principal bedroom with en-suite and loft addition, along with three further bedrooms and a well-appointed family bathroom. Externally, the property benefits from off-street parking, a garage and low-maintenance gardens to both the front and rear.

Grantham Place is situated within a popular residential area, offering convenient access to local amenities, schooling and transport links into nearby towns and city centres, making it a practical and well-connected location.

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The internal accommodation comprises: an entrance vestibule with storage and a double-glazed entrance door leading into the hallway, with a door opening into a generous open-plan lounge and dining room. This space benefits from windows to both the front and rear elevations, creating a light and airy feel. A further door leads through to the refitted kitchen, which is fitted with a range of wall and base units and integrated appliances. Off the kitchen, there is a larger-than-average utility room, which provides excellent additional space and includes a door to the rear garden, as well as a door into the garage. The garage is currently used as a gymnasium, although it could easily be reverted back to its original use if required.

To the first-floor landing, the property has been extended to create what is now the principal bedroom, complete with an en-suite shower room and a loft addition. There are three further bedrooms, comprising two doubles and one single, all served by a well-appointed family bathroom.

Externally, the property benefits from off-street parking and a single garage, along with low-maintenance gardens to both the front and rear. The property further benefits from gas central heating and double glazing throughout.



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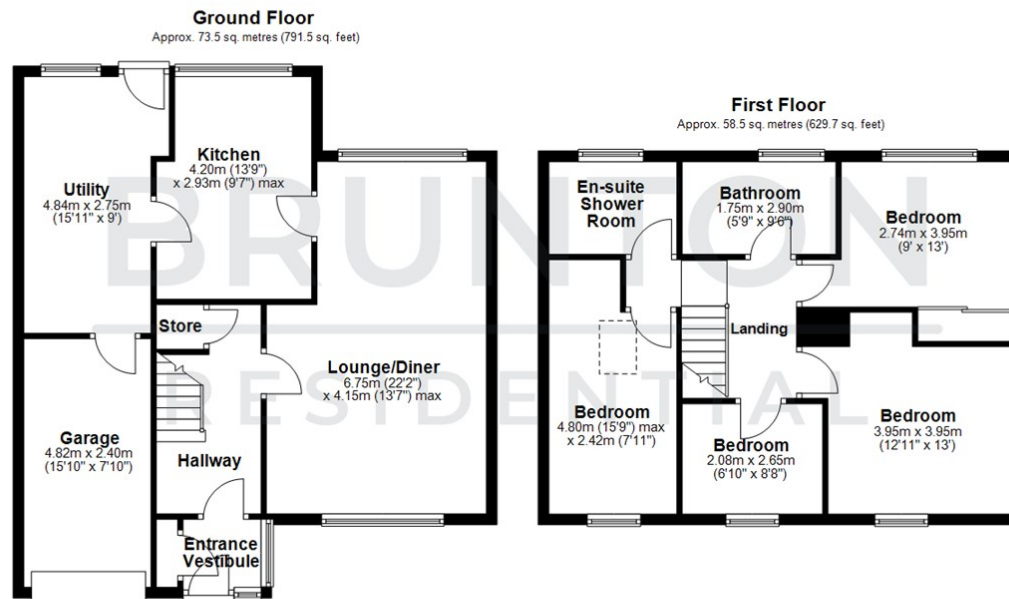
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TENURE : Freehold

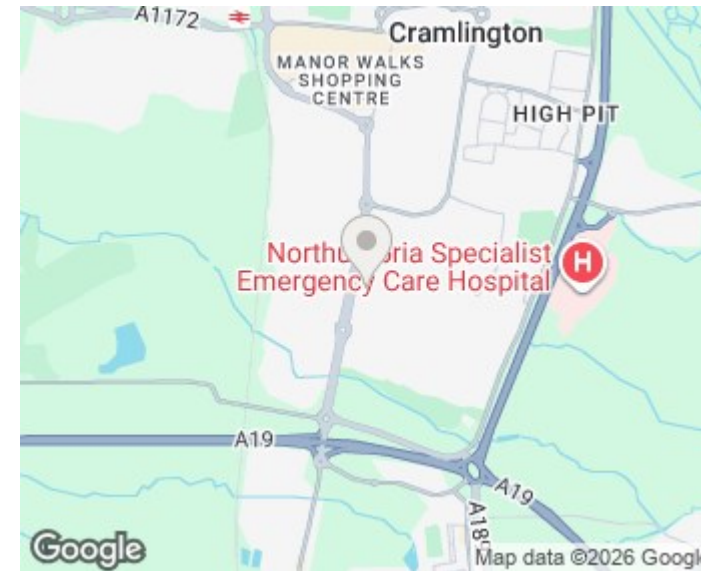
LOCAL AUTHORITY : Northumberland CC

COUNCIL TAX BAND : C

EPC RATING :



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			
(81-91) B			
(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	