

# BRUNTON

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RESIDENTIAL



**TANTALLON COURT, DUDLEY, CRAMLINGTON, NE23**

**Offers Over £290,000**

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Well-presented four-bedroom house, located in Tantallon Court, Dudley. The property is situated within a private cul-de-sac, and benefits from a double drive to the front, and an additional allocated parking space in the communal area.

The property, spread over three floors, consists of an entrance vestibule, WC, living room and open plan kitchen/diner/family room to the ground floor. The first floor consists of bedrooms two, three and four, along with the family bathroom and storage cupboard. The second floor features the principle bedroom, with dressing area, and en-suite shower room. Externally, the property has a landscaped garden to the rear.

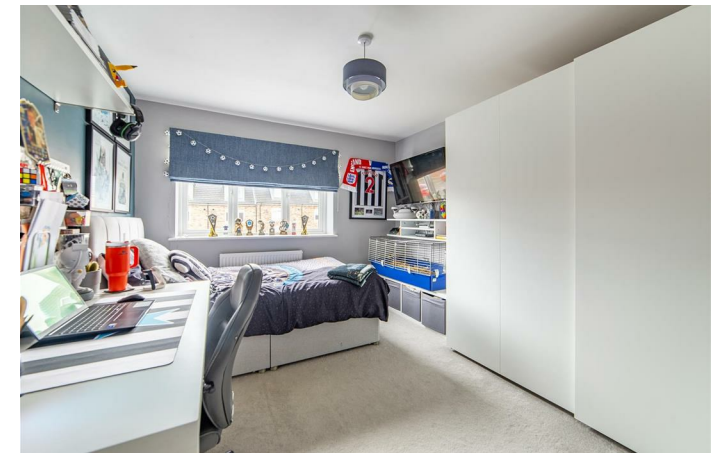
Situated on the outskirts of Cramlington, Dudley is a popular residential area offering a great balance of convenience and community. Ideally located for commuters, the area provides excellent access to Newcastle upon Tyne and surrounding areas via major road links and public transport.

A range of local shops, schools and everyday amenities are within easy reach, with further retail and leisure facilities available at Manor Walks Shopping Centre. With its established neighbourhood feel and convenient location, Dudley is well suited to first-time buyers, families and investors alike.

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The internal accommodation comprises: an entrance vestibule with access to a convenient ground-floor WC. The vestibule leads to a living room with aspects over the front of the property and stairs to the first floor. From here, a door leads into a spacious kitchen/diner with a range of wall and base units, along with a breakfast bar, integrated appliances and spotlighting, and benefits from tiled flooring throughout. French doors provide direct access to the rear garden.

The first-floor landing provides access to three well-proportioned bedrooms, with the smaller bedroom currently utilised as an office. The bedrooms are served by a family bathroom with a three-piece suite and a shower over the bath. A door leads to a lobby with stairs to the second floor.

The second floor comprises the master bedroom that benefits from a dormer window to the front, and dual aspect skylights to the rear, built-in storage, and an ensuite shower room, also with a Velux window.

Externally, the rear garden has been professionally landscaped, and the quality of the finish is evident. The garden consists of a paved patio area, leading onto a large artificial lawn. To the rear left of the garden is a raised decking area with a pagoda, creating an excellent space for outdoor seating and entertaining.



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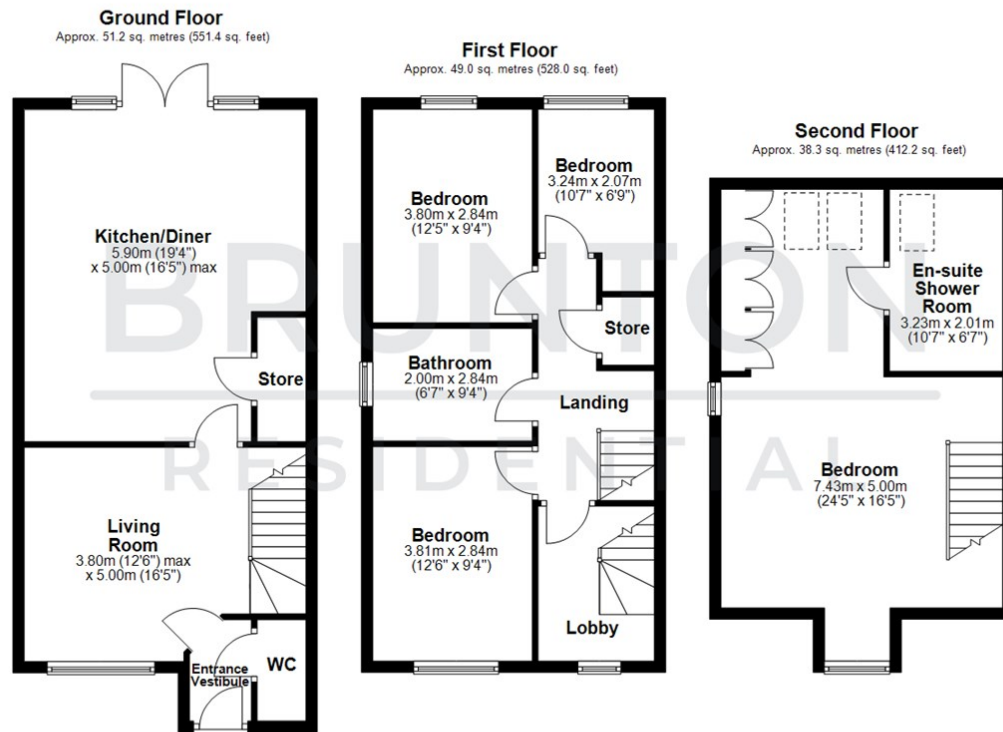
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TENURE : Freehold

LOCAL AUTHORITY : North Tyneside 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) <b>A</b>			<b>93</b>
(81-91) <b>B</b>		<b>86</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	