

BRUNTON

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CARLBY WAY, CRAMLINGTON, NE23

Offers Over £209,950

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Situated within a popular residential area of Northburn, Cramlington, this well-presented semi-detached home offers bright and spacious accommodation ideally suited to modern family living. Combining generous reception space with a practical layout and attractive gardens, the property provides an excellent balance of comfort, functionality and lifestyle appeal.

The home is centred around a spacious lounge/diner and adjoining conservatory, creating a welcoming and sociable living environment filled with natural light. A modern fitted kitchen, useful utility area and ground-floor WC further enhance the practicality of the accommodation, while three well-proportioned bedrooms and a contemporary family bathroom complete the first floor.

Carlby Way enjoys convenient access to nearby schools, local amenities, transport links and surrounding green spaces, making it a highly desirable setting for families, professionals and first-time buyers alike.

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The internal accommodation comprises: an entrance vestibule that leads directly into a generous lounge/diner with the window overlooking the front of the property. To the right of the lounge/diner is a hallway with stairs leading to the first floor, and adjacent to this, a well-equipped kitchen. The kitchen is fitted with a modern range of wall and base units as well as integrated appliances. A window overlooks the rear garden and allows in plenty of natural light. To the rear of the property, a door leads from the lounge/diner into a bright conservatory with triple aspects and French doors leading out to the rear garden. Off the conservatory is a useful utility with plumbing for appliances and a convenient ground-floor WC.

The first-floor landing provides access to three well-proportioned bedrooms, with one benefiting from built-in storage. A modern family bathroom serves this floor and has a shower over the bath and a large window.

Externally, the property benefits from a garage and a driveway, offering off-street parking for approximately two vehicles. To the rear is a spacious lawned garden surrounded with timber fencing and mature trees and shrubbery, providing the ideal space for everyday family life and entertainment.



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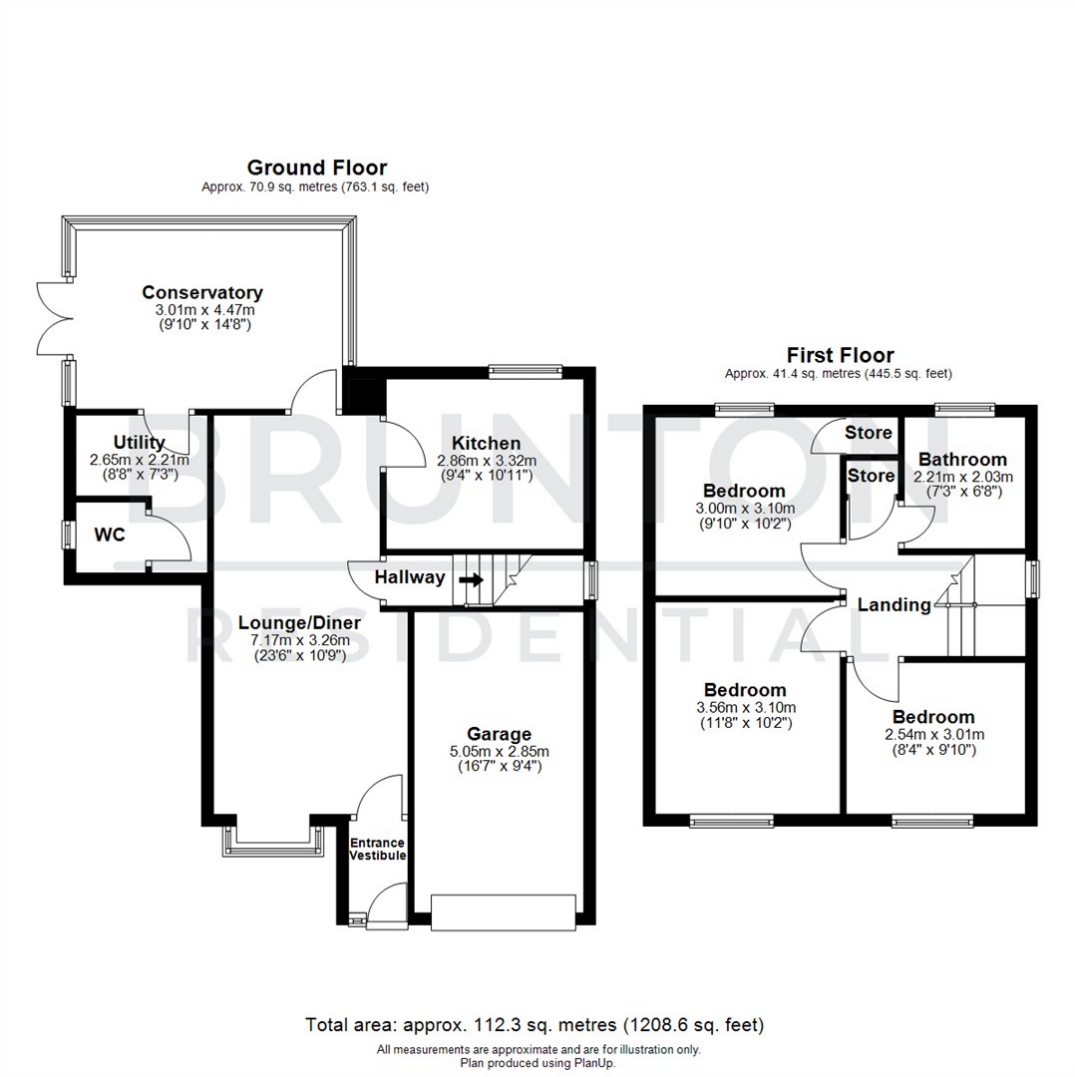
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TENURE : Freehold

LOCAL AUTHORITY : Northumberland CC

COUNCIL TAX BAND : B

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		
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		