

# BRUNTON

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## RESIDENTIAL



**ROMSEY CLOSE, CRAMLINGTON, NE23**

**£275,000**

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Well-presented four-bedroom semi-detached family home situated in a popular residential area of Cramlington, Romsey Close.

The property is arranged over two storeys and offers spacious accommodation throughout. The ground floor includes a generous living room, modern kitchen/diner, conservatory and a convenient WC, whilst the first floor provides four double bedrooms and a contemporary shower room. Externally, there is an enclosed rear garden, driveway parking and an integral garage.

Romsey Close is conveniently positioned within easy reach of a wide range of local amenities, including shops, supermarkets, schools and leisure facilities. Manor Walks Shopping Centre is nearby and offers an excellent selection of retail, dining and entertainment options, while Cramlington's well-regarded transport links provide straightforward access to Newcastle upon Tyne, North Tyneside and surrounding areas. The area also benefits from nearby parks, healthcare facilities and recreational amenities, making it a practical and well-connected location for families and professionals alike.

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The internal accommodation comprises: a bright entrance porch with a useful storage cupboard, leading into the welcoming hallway featuring stylish contemporary wallpaper and stairs leading up to the first floor. Positioned to the left is a generous living room, filled with natural light from the large front-facing window and offering an excellent amount of space for both seating and entertaining. From the living room, sliding doors open into the conservatory, creating a natural extension of the living space.

The kitchen diner is fitted with a contemporary range of wall and base units, complemented by tiled flooring, feature splashback tiling and integrated appliances including double ovens, microwave, hob and extractor hood. There is ample space for dining, along with external access to the rear garden. A rear lobby provides access to a convenient WC and integral access to the garage. The conservatory is flooded with natural light, enjoys generous views over the rear garden and benefits from direct garden access.

On the first floor, the landing includes a storage cupboard and loft access, whilst providing access to four double bedrooms and the family shower room. Two of the bedrooms benefit from fitted wardrobes with sliding doors, whilst the remaining rooms offer excellent versatility for family living, guests or home working. The shower room has been stylishly updated with contemporary fittings, a walk-in shower enclosure, vanity storage unit, feature wall panelling and full height tiling.

Externally, the property enjoys a well-maintained frontage with a lawned garden, block paved driveway providing off-road parking and access to the integral garage. To the rear, the enclosed garden has been thoughtfully arranged with a patio seating area, raised decked terrace, lawn and established planting, creating an attractive outdoor space for relaxing, dining and entertaining.



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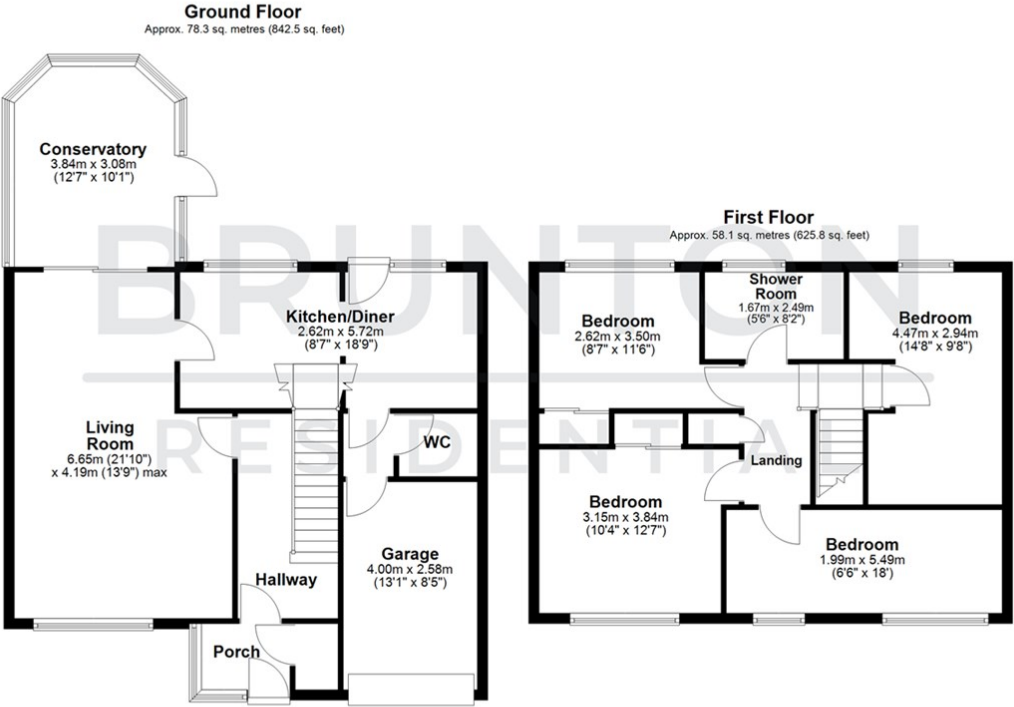
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TENURE : Freehold

LOCAL AUTHORITY : Northumberland CC

COUNCIL TAX BAND : C

EPC RATING : C



Total area: approx. 136.4 sq. metres (1468.3 sq. feet)



| Energy Efficiency Rating                    |                         |           | Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |           |
|---------------------------------------------|-------------------------|-----------|-----------------------------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |                                                                 | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           | Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |           |
| (92 plus) <b>A</b>                          |                         | <b>83</b> | (92 plus) <b>A</b>                                              |                         |           |
| (81-91) <b>B</b>                            |                         |           | (81-91) <b>B</b>                                                |                         |           |
| (69-80) <b>C</b>                            | <b>71</b>               |           | (69-80) <b>C</b>                                                |                         |           |
| (55-68) <b>D</b>                            |                         |           | (55-68) <b>D</b>                                                |                         |           |
| (39-54) <b>E</b>                            |                         |           | (39-54) <b>E</b>                                                |                         |           |
| (21-38) <b>F</b>                            |                         |           | (21-38) <b>F</b>                                                |                         |           |
| (1-20) <b>G</b>                             |                         |           | (1-20) <b>G</b>                                                 |                         |           |
| Not energy efficient - higher running costs |                         |           | Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           | England & Wales                                                 | EU Directive 2002/91/EC |           |