

BRUNTON

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OAKLEY CLOSE, ANNITSFORD, CRAMLINGTON, NE23

Offers Over £220,000

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Well-presented three-bedroom semi-detached home situated within a popular residential area of Annitsford.

A particular highlight is the impressive open-plan lounge and dining room, featuring a large bay window to the front and providing a bright and versatile living space. The dining area flows seamlessly into the conservatory, which enjoys a door leading onto the rear garden, creating an excellent environment for both relaxing and entertaining. The contemporary kitchen, offers a quality range of wall and base units, while the first floor comprises three well-proportioned bedrooms served by a stylish, recently refitted family bathroom.

Annitsford is a popular and well-connected residential location offering excellent access to a wide range of local amenities, including shops, supermarkets, cafés and well-regarded schools. The property also enjoys convenient transport links to Cramlington, Newcastle city centre, the A1 and the wider North East, making it an ideal location for commuters and families alike.

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The internal accommodation comprises: an entrance vestibule leading into a spacious open-plan lounge and dining room. The lounge benefits from a large bay window overlooking the front of the property, creating a bright and welcoming living space, while the staircase rises to the first floor. The dining area enjoys direct access to the conservatory, which provides an excellent additional reception space with a door opening onto the rear garden.

Leading from the dining area, the contemporary kitchen is fitted with a quality range of wall and base units and complementary work surfaces. The kitchen benefits from dual-aspect natural light and provides direct access to the rear garden.

To the first floor, the landing provides access to three bedrooms and the family bathroom. Bedrooms one and two are generous double rooms, with bedroom two benefitting from a useful built-in storage cupboard, whilst bedroom three is a well-proportioned single bedroom complete with fitted wardrobes, making it ideal as a child's bedroom or home office. Completing the accommodation is the recently refitted family bathroom, featuring a contemporary P-shaped bath with electric shower over, vanity wash hand basin and WC.

Externally, the property benefits from a driveway providing off-street parking and access to the integral garage, together with a lawned front garden. To the rear is an enclosed garden incorporating a generous raised lawn with gravelled borders, creating an attractive and low-maintenance outdoor space.



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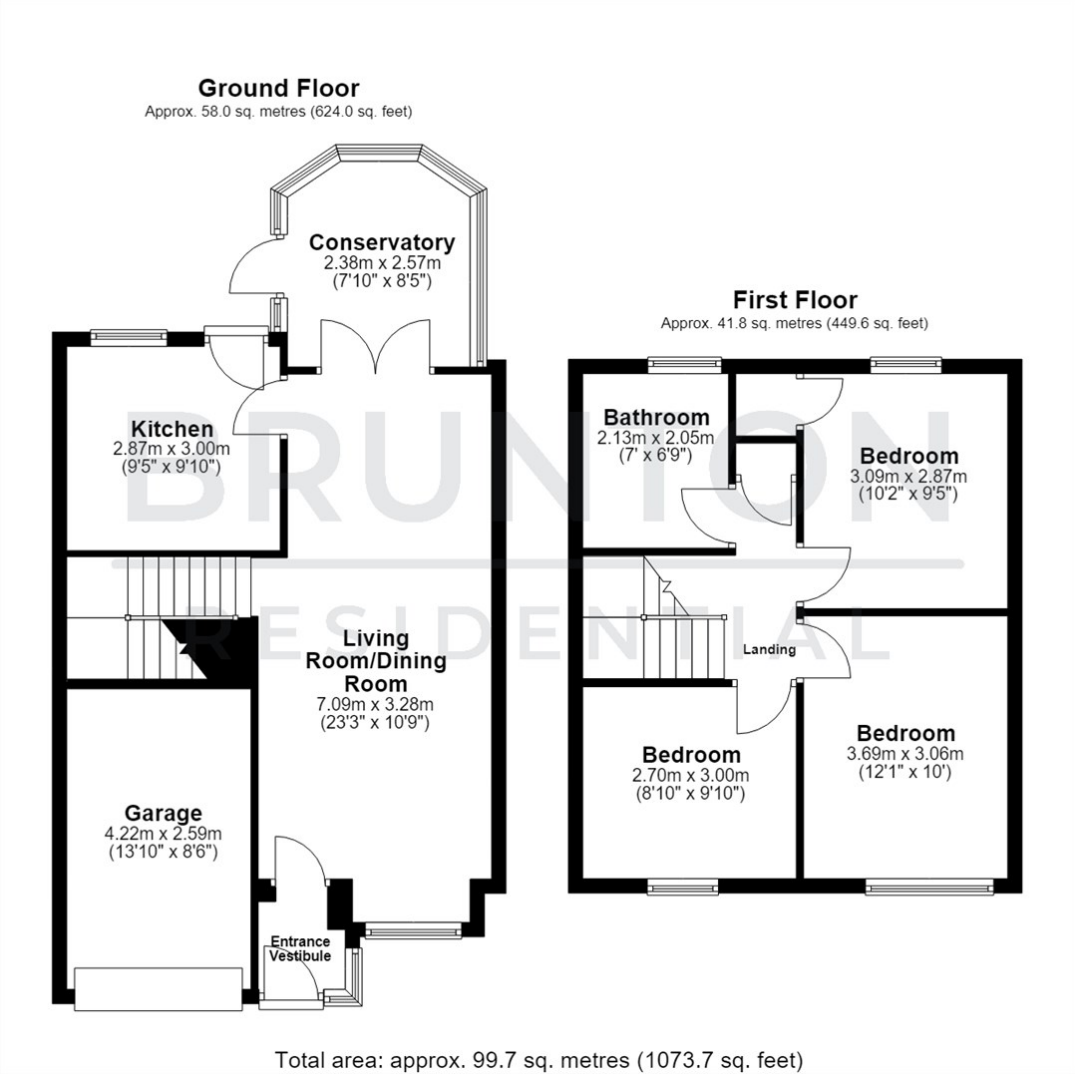
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TENURE : Freehold

LOCAL AUTHORITY : North Tyneside CC

COUNCIL TAX BAND : B

EPC RATING :



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