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SOUTHFIELDS, DUDLEY, CRAMLINGTON, NE23

Offers Over £200,000

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Well-presented three-bedroom semi-detached home situated in Dudley, Cramlington, offering well-proportioned accommodation together with an integral garage, driveway parking and a generous rear garden.

A particular highlight is the generous lounge/dining room, which provides excellent space for both relaxing and entertaining and benefits from French doors leading into the bright conservatory and onwards to the rear garden. The property also offers a well-appointed kitchen, three good-sized bedrooms including a master with en-suite shower room, a family bathroom and useful storage throughout.

Southfields is situated in Dudley, Cramlington, within easy reach of local amenities, schools and everyday facilities. Cramlington offers a good range of shops, leisure facilities and services, whilst excellent road links provide convenient access to Newcastle upon Tyne and the surrounding areas.

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The internal accommodation comprises: an entrance hall providing access to the principal rooms, with a well-appointed kitchen positioned to the left. The kitchen is fitted with a good range of wood-effect wall and base units, contrasting granite-effect work surfaces and integrated cooking appliances, with a window providing a pleasant outlook and plenty of natural light. Positioned to the right of the entrance hall is a useful store, which also provides access to the integral garage.

The main reception space is a generous lounge/dining room, offering plenty of room for both relaxing and formal dining. The room benefits from attractive wooden flooring, a large window and French doors opening directly into the conservatory. The conservatory provides an excellent additional reception space, with a bright and airy feel and further French doors giving access to the rear garden.

To the first floor are three well-proportioned bedrooms, with the master bedroom benefiting from its own en-suite shower room. The remaining bedrooms provide comfortable accommodation for family, guests or those working from home, with one of the bedrooms particularly enhanced by an attractive walk-in bay window. The family bathroom is well presented and fitted with a white suite comprising a bath, wash hand basin and WC, with attractive tiling throughout.

Externally, the property benefits from a generous rear garden, which is predominantly paved and provides an excellent space for outdoor seating, entertaining and family use. To the front is a driveway providing off-street parking and access to the integral garage.



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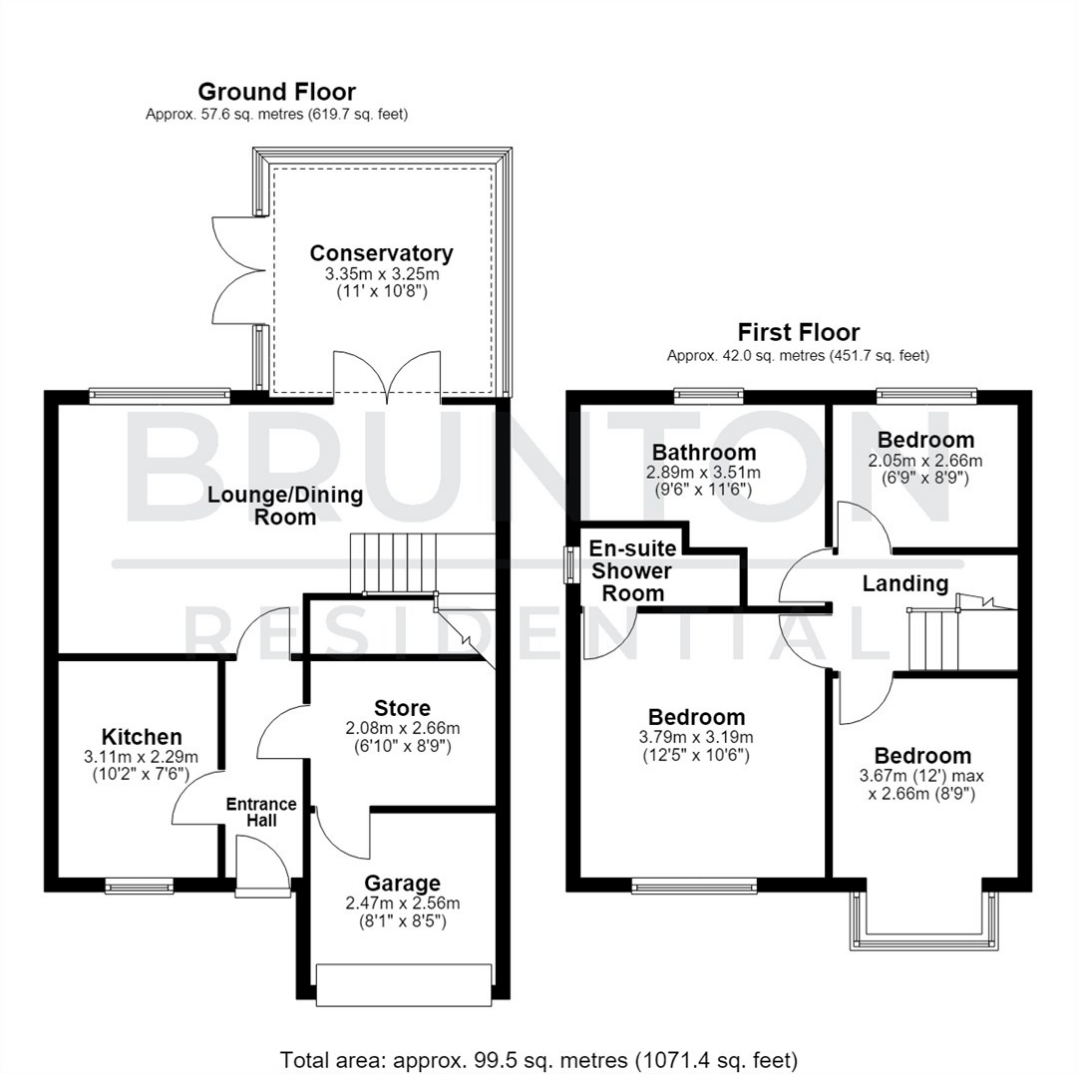
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TENURE : Freehold

LOCAL AUTHORITY : North Tyneside CC

COUNCIL TAX BAND : C

EPC RATING : C



Total area: approx. 99.5 sq. metres (1071.4 sq. feet)

