



5 bed detached house to buy in

Cateran Way, Cramlington, Cramlington,
Northumberland, NE23 6EX

£270,000 Offers over

 x 5  x 3  x 4

Tenure

Size

Freehold

2465 sq ft / 229 sq m

Property features

- ✓ Extensive home
- ✓ Fantastic potential on offer
- ✓ Four reception rooms
- ✓ Five bedrooms
- ✓ EPC Rating D

Garage parking

Key Information

- ✓ Council Tax: Band D
- ✓ EPC Rating: D
- ✓ Heating supply: Gas

Description

Presenting a rare opportunity to acquire an extensive five-bedroom home spanning 2461sq ft of space, ideal for a growing family. This impressive property offers a good deal of space and lots of potential for a wide range of buyers. Featuring a spacious and flexible annex with its own entrance, a kitchenette area and w/c. With the correct permissions this could serve as work studio/self contained accommodation. A rare opportunity for a buyer to make this great space their own.

The ground floor accommodation includes a living room with open plan aspect to a dining area, a second reception room, kitchen, utility and w/c. There is a further reception room with its own entrance, kitchenette and w/c. The garage can be accessed internally from the utility room.

The first floor features five well proportioned bedrooms including en-suite facilities to the primary bedroom and a family bathroom with a separate w.c.

Storage and practicality are well catered for with a secure garage, offering space for parking as well as additional storage.

Set in a popular, family friendly area, in Cramlington, near reputable schools, convenient access to an array of local amenities, including shopping centres, green parks and leisure facilities.

Cramlington's excellent transport links connect you easily to Newcastle, the coast, and the surrounding Northumberland countryside.

A perfect blend of substantial living space, convenience, potential and location in this extraordinary home.

Arrange your viewing today.

Council Tax Band: D

Tenure: Freehold

Price: Offers over £270,000

Property Type: Detached House

Build Size: 229 sq m

Parking: Garage

Heating: Gas

Entrance hallway



Living Room



Dining Room



Kitchen



Utility room



W/C/Cloaks



Playroom/office



Additional reception space



Second hallway

Cloaks W/C/utility



Landing



Bedroom 1



En suite



Bedroom 2



Bedroom 3



Bedroom 4



Bedroom 5



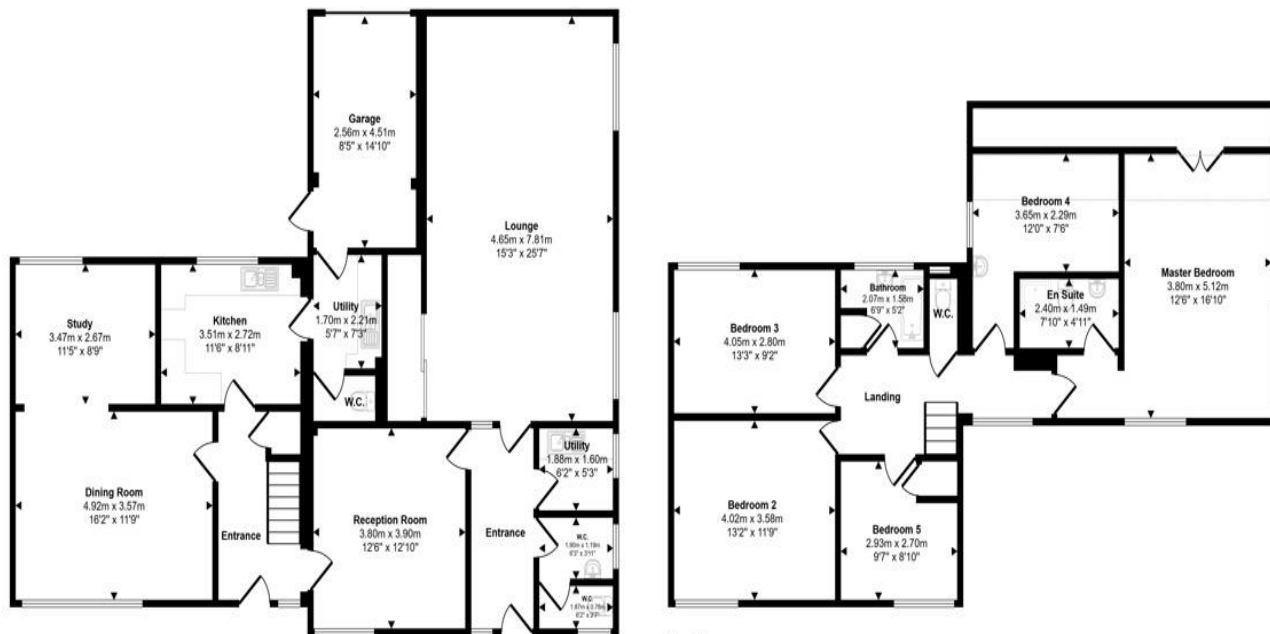
Bathroom



Garden



Approx Gross Internal Area
229 sq m / 2461 sq ft



Ground Floor
Approx 136 sq m / 1466 sq ft

First Floor
Approx 92 sq m / 995 sq ft

Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Spraggy 365.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		
(69-80) C		76
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

Cateran Way, Cramlington, Cramlington, Northumberland, NE23 6EX

Contact your local branch today for more information on this property:

1A Brackenthwaite, Leicester, Leicestershire, LE4 7GA, <https://laxmanrealestate.com/contact>

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

