



### 3 bed detached bungalow to buy in NE23

Delamere Crescent, Cramlington,  
Cramlington, Northumberland, NE23 3FY

**£410,000**

 x 3  x 2  x 2

Tenure

**Freehold**

### Property features

- ✓ No onward purchase
- ✓ Extensive plot
- ✓ Double garage and driveway
- ✓ Fabulous location overlooking
- ✓ EPC Rating C

Double Garage parking

## Key Information

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

## Description

Set in a stunning location overlooking the burn, this rarely available, detached bungalow offers an exceptional opportunity to acquire a home in one of Cramlington's most sought-after estates. Tucked away at the bottom of a peaceful cul-de-sac, the property enjoys a fantastic position making it the perfect retreat. The outlook and location is outstanding with a most attractive outlook on your doorstep.

Inside, the accommodation is both spacious and well appointed with a spacious living room to the front elevation, making the most of the outlook. There is an additional reception room utilised as a dining room with sliding glazed doors and a lovely view over the garden. The breakfasting kitchen is situated adjacent to the dining room, buyers may look to open these rooms up to create a fantastic open plan kitchen/diner. A utility room also provides practicality and another external door to the gardens. Featuring three generously sized double bedrooms, ideal for those needing additional space for guests or a home office. The master bedroom benefits from an en suite, whilst a separate luxurious shower room adds a further touch of opulence.

Occupying a generous plot, this lovely bungalow is surrounded by wraparound gardens, providing ample outdoor space for relaxation, entertaining or gardening enthusiasts.

Modern living is made easy with effortless parking thanks to a detached double garage and a double driveway, ensuring there is room for both family vehicles and visiting guests. The property also sits proudly within easy reach of Cramlington's local amenities, excellent schools, and picturesque riverside walks along the burn, making it perfectly positioned for a balanced lifestyle.

This is a rare opportunity to secure a detached bungalow in a prime location, with all the benefits of space, privacy, and style. Early viewing is highly recommended—enquire today to arrange your personal tour.

Council Tax Band: D

Tenure: Freehold

Price: £410,000

Property Type: Detached Bungalow

Parking: Double Garage, Driveway

Heating: Gas

## Entrance porch



## Hallway



## Living Room



## Dining Room



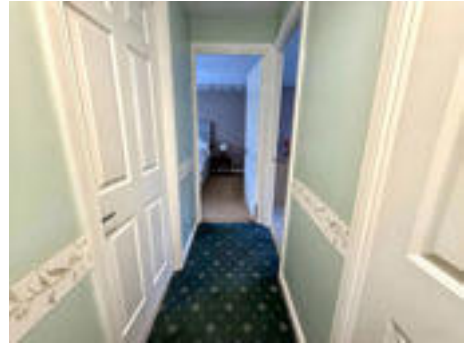
## Kitchen/diner



## Utility room



## Inner hallway



## Bedroom 1



## En suite



## Bedroom 2



## Bedroom 3



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## Shower room

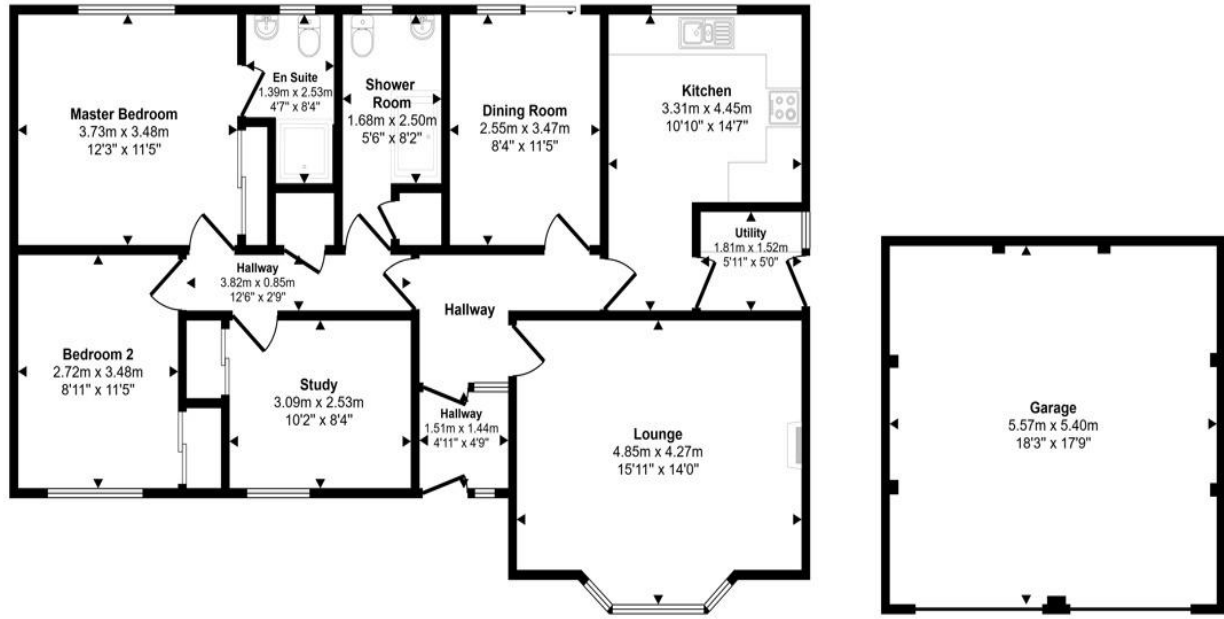


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## External



Approx Gross Internal Area  
132 sq m / 1420 sq ft



Floorplan  
Approx 102 sq m / 1096 sq ft

Garage  
Approx 30 sq m / 324 sq ft

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 Snappy 360.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		84
(69-80) <b>C</b>	73	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC

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

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

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