



## 4 bed detached house to buy in

Goldthorpe Close, Cramlington,  
Cramlington, Northumberland, NE23 3LL

**£349,950** Offers Over

 x 4  x 2  x 1

Tenure

**Freehold**

## Property features

- ✓ Great location
- ✓ Beautifully presented
- ✓ South facing garden
- ✓ Four bedrooms
- ✓ EPC Rating C

Driveway parking

## Key Information

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

## Description

Situated in the highly sought after Northburn Manor area of Cramlington, this beautifully presented four bedroom detached property offers generous and versatile living, ideal for modern family life.

The accommodation comprises of entrance hallway leading to a spacious lounge/diner with contemporary media wall. To the rear, a bright conservatory overlooks the south facing garden creating an additional living space that can be enjoyed year round. The modern fitted kitchen boasts integrated appliances and provides additional seating for dining. It leads to the large utility area and has access to the garage and downstairs WC.

To the first floor, the property benefits from four good sized bedrooms with en-suite to master and a family bathroom.

This home benefits from a great plot which provides a generous private garden, parking for multiple vehicles and easy access to local shops and amenities.

Please contact us to arrange a viewing.

Council Tax Band: D

Tenure: Freehold

Price: Offers Over £349,950

Property Type: Detached House

Parking: Driveway

Heating: Gas

## Living Room



## Kitchen



## Conservatory



## Downstairs WC



## Utility room



## Bedroom 1



## En-suite



## Bedroom 2



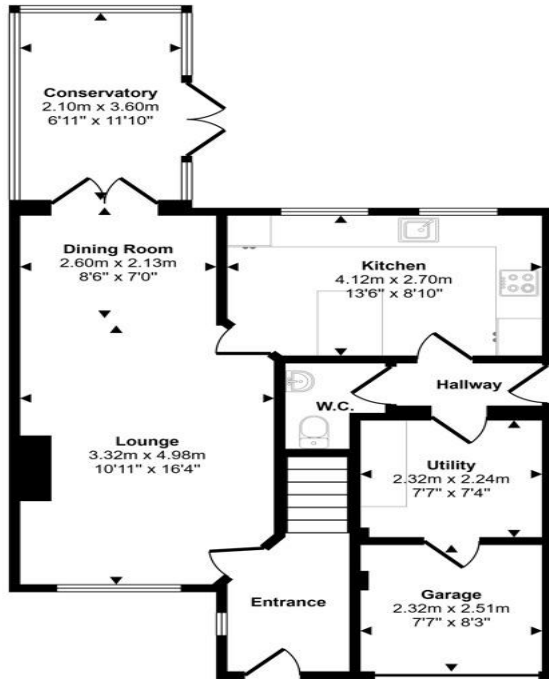
## Bedroom 3



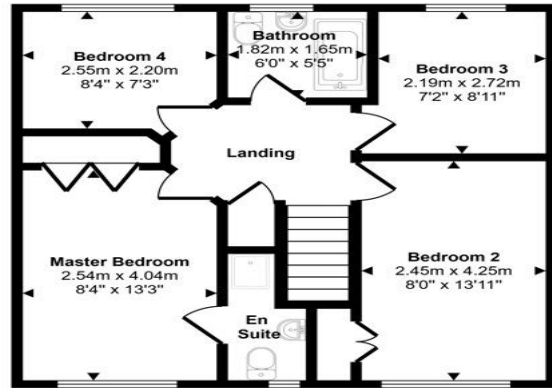
## Bedroom 4



Approx Gross Internal Area  
112 sq m / 1209 sq ft



Ground Floor  
Approx 64 sq m / 685 sq ft



First Floor  
Approx 49 sq m / 524 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
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	73	77
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<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:

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