

**BRUNTON**  
RESIDENTIAL



**ARLINGTON GROVE, CRAMLINGTON, NE23**

**£334,950**

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## RESIDENTIAL





This is a modern four bedroom detached home situated on Arlington Grove, featuring a high quality double storey extension that adds generous living space. The property offers a bright, modern interior, an integral garage, and a private west facing rear garden ideal for afternoon and evening sun.

Energy efficiency is boosted by solar panels with around 12 years of life remaining, providing ongoing savings.

The ground floor features a spacious living room with a front aspect window, a feature fireplace and under-stair storage, leading through to a bright dining room with bi-fold doors opening onto the rear garden. The kitchen offers ample work and storage space, with access to a utility room, a convenient WC and the garage, as well as a serving-style opening into the dining room that enhances the flow of the space. On the first floor, the home provides four well-proportioned bedrooms, three with built-in storage, along with a family bathroom. The master bedroom benefits from a private en-suite.

Externally, the property includes a driveway for two vehicles, a garage, a front lawn and an enclosed rear garden.

Arlington Grove is ideally positioned within a popular residential neighbourhood, offering easy access to local shops, parks, and everyday amenities. The area benefits from strong transport links, providing convenient routes to Newcastle city centre and surrounding areas, making it well-suited to families and professionals alike.

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The internal accommodation comprises: an entrance hall with stairs leading to the first floor, and a door to the right which leads to the living room. The living room is a spacious area that benefits from a front-aspect window, allowing natural light to flood the space, as well as a feature fireplace and under-stair storage. The area provides access via the dining room a bright space that leads out to the rear garden through bi-fold doors. From the living room, a door also leads to the kitchen, which benefits from ample working space provided by a range of fitted wall and base units. A window also opens into the dining room, which opens up the space and creates a seamless flow between rooms. The kitchen also provides access to the garage and utility room with a convenient WC. The utility, in turn, has a door leading out to the rear garden.

Stairs lead to the first-floor landing, which gives access to four well-proportioned bedrooms, a storage cupboard and a family bathroom. The master bedroom benefits from an en-suite shower room, while the remaining bedrooms are served by a family bathroom. Three of the bedrooms enjoy built-in cupboards, and all four enjoy either a front or rear-aspect window.

Externally, to the front of the property, there is a lawn, a garage and a driveway which provides off-street parking for two vehicles. To the rear of the property is a garden enclosed by timber fencing, and laid mainly to lawn ideal for entertaining.



# BRUNTON

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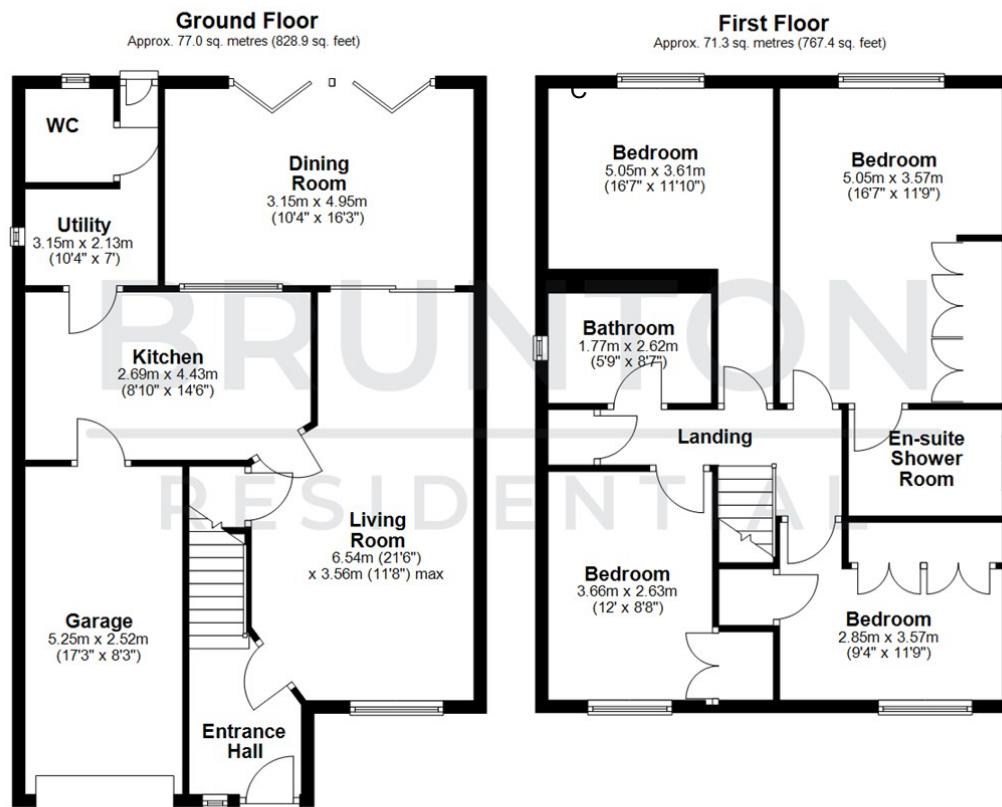
## RESIDENTIAL

TENURE : Freehold

LOCAL AUTHORITY : Northumberland CC

COUNCIL TAX BAND : C

EPC RATING : C



All measurements are approximate and are for illustration only.  
Plan produced using PlanUp.



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

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