

BRUNTON

RESIDENTIAL



SAXILBY CLOSE, ST. NICHOLAS MANOR, CRAMLINGTON

£265,000

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THREE BEDROOMS | DETACHED GARAGE | IDEAL FIRST TIME BUY

Brunton Residential are delighted welcome to the market this immaculately presented 'Hatfield' by Persimmon Homes with ground floor WC, utility area and master en suite.

For more information and to book your viewing please call our team on 0191 236 8347.

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Brunton Residential are delighted to present this 'Hatfield' by Persimmon situated on a substantial plot on Saxilby Close, St Nicholas Manor in Cramlington. Briefly comprising; entrance hallway with ground floor WC and stairs to the first floor, lounge with forward facing window, kitchen diner spanning the width of the property with ample work surface area, floor and wall units as well as access to the utility room and French doors leading to the rear garden.

Off the landing to the first floor there are three well proportioned bedrooms, bedroom one with en suite shower room and the family three piece bathroom with shower over the bath.

Externally there is a small easy to maintain garden to the front alongside a drive offering off street parking and the detached garage. To the rear is a stunning landscaped garden with sandstone patio and seating area, ideal for alfresco entertaining.

Tenure

The agent understands the property to be freehold. However, this should be confirmed with a licenced legal representative.

Council Tax Band C



BRUNTON

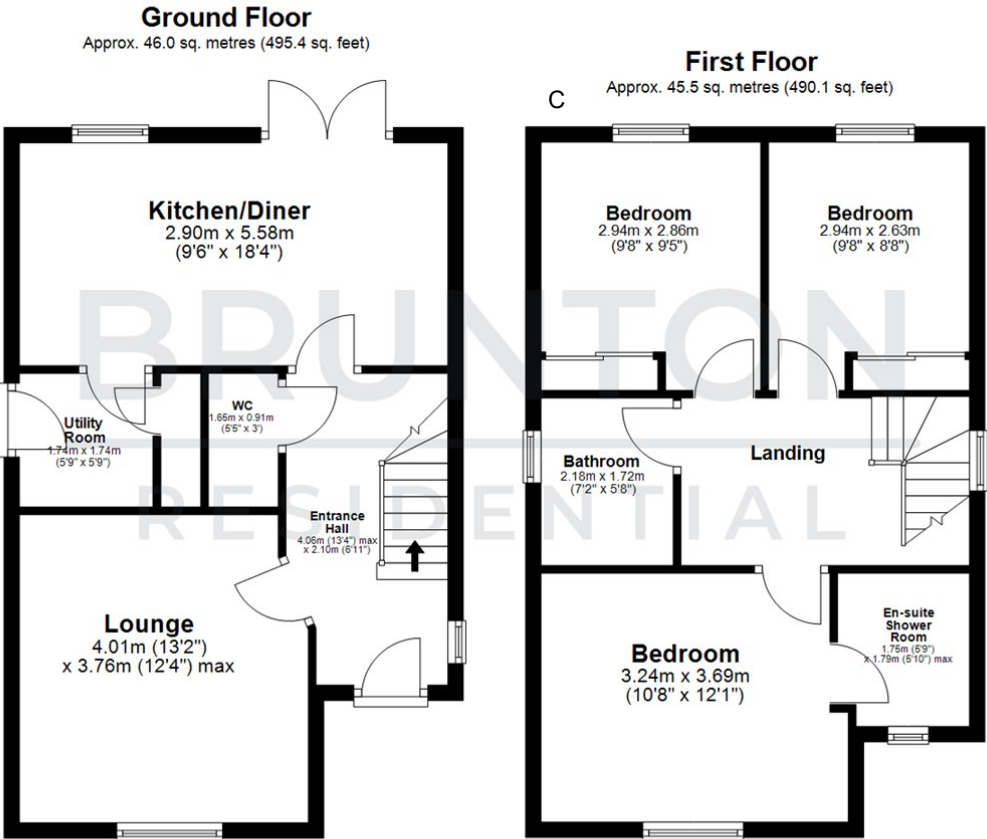
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TENURE : Freehold

LOCAL AUTHORITY :

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		91
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
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