

# BRUNTON

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## RESIDENTIAL



**GREEN LANE, DUDLEY, CRAMLINGTON, NE23**

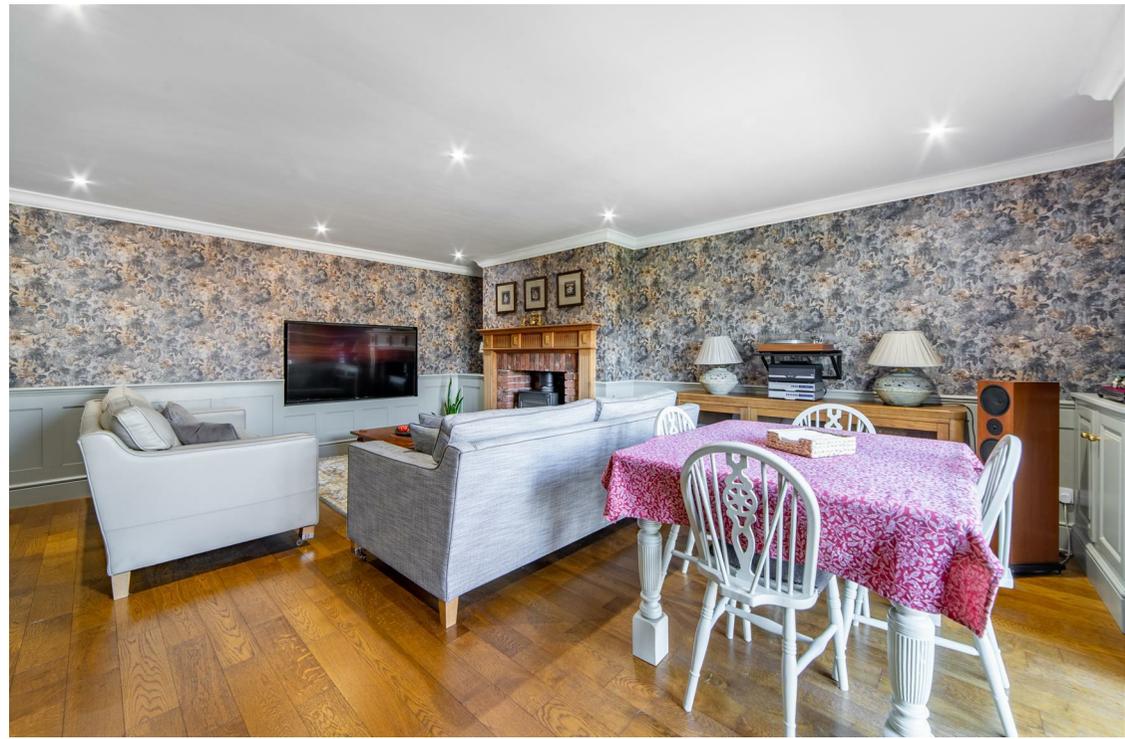
**£375,000**

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Delightful detached 3-bed bungalow located on Green Lane in Dudley. The property benefits from a driveway, garage, and fantastic views across farmland to the rear. The property will be ideal for growing families, and those looking to downsize from a larger 4 or 5 bed property.

The property briefly comprises a spacious entrance hallway, good sized living room complete with multi-fuel burner, open plan kitchen/family snug, featuring central island and ample cupboard space, three double bedrooms, a family bathroom including toilet, and a separate WC. Externally the property has gardens to the front and rear and ample parking.

Dudley is a well-established and popular residential area located on the outskirts of Cramlington, offering a great balance of community living and convenience. The village benefits from a range of local amenities including shops, schools and pubs, while also being just a short drive from the wider facilities available in Cramlington Town Centre.

The area is particularly well placed for commuters, with excellent road links via the nearby A1 and A19 road, providing access to Newcastle upon Tyne, the coast and beyond. Public transport links are also readily available, making travel throughout the region straightforward.

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Upon entering the property, you are welcomed by a warm and spacious entrance hallway, which is configured in an L-shape with rooms leading off to the left and right. The first room you come to on the right is the open plan kitchen and family snug. Accessed via double doors, the space opens up into the family snug, then leads to the kitchen, fitted with a range of wall and base units, a fantastic range cooker, and integrated appliances, a breakfast bar, along with a well proportioned central island. This space will be ideal for entertaining, or spending good quality family time.

The first door on the left leads to bedroom three, a double bedroom located on the front aspect. The next double door on the left leads to the good sized living room, which features a log burner, along with space for a dining table to the rear. There is a set of French doors leading to the rear garden at the rear of the living room. Continuing along the hallway, the next door on the left leads to bedroom two, this is fitted with a range of in-built wardrobes, and enjoys views over the farmers fields to the rear of the property.

The next door on the left leads to the family bathroom, this room is fitted with a white bathroom suite, with both a walk-in shower, and bath tub, sink and toilet. Featuring wood panelling on the walls, a storage cupboard, currently housing the washing machine and tumble dryer, and a bathroom cabinet housing the sink, there is plenty of storage space available. Beyond the bathroom, there is a separate WC, adding more convenience to the property.

The final door in the hallway leads to the main bedroom, which is a double room, and also features in-built wardrobes. Enjoying expanded views across the farmers fields to the rear, it is a pleasant and tranquil space, with plenty of storage.

Externally, the property benefits from a lawned garden to the front, with hedges lining the boundary, along with a driveway with space for 3 cars and a garage. To the side of the property, located over the burn, is a raised decked seating area, and with its orientation, benefits from sun throughout the day and is a great space for entertaining. The rear garden is landscaped, with a raised paved patio area featuring an Arctic Cabin, with central chimney, ideal for entertaining year round, with extended seating to make it a more comfortable space to entertain. There are steps down to the lawn, and a boundary hedge, with beautiful views across farm land.



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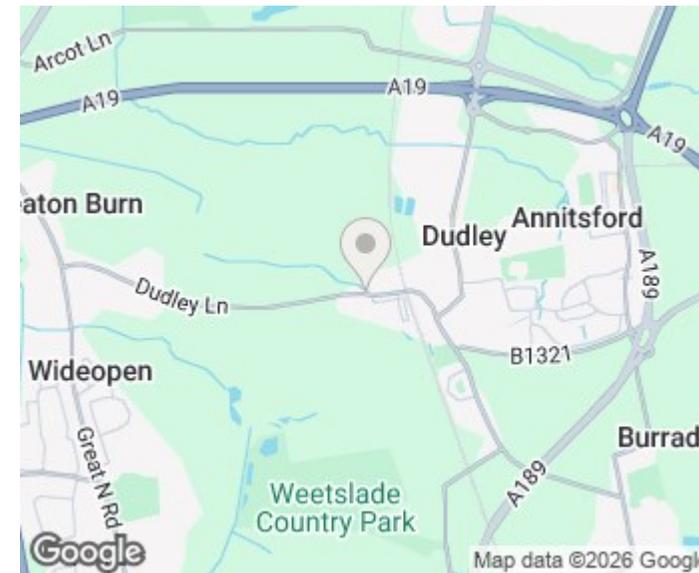
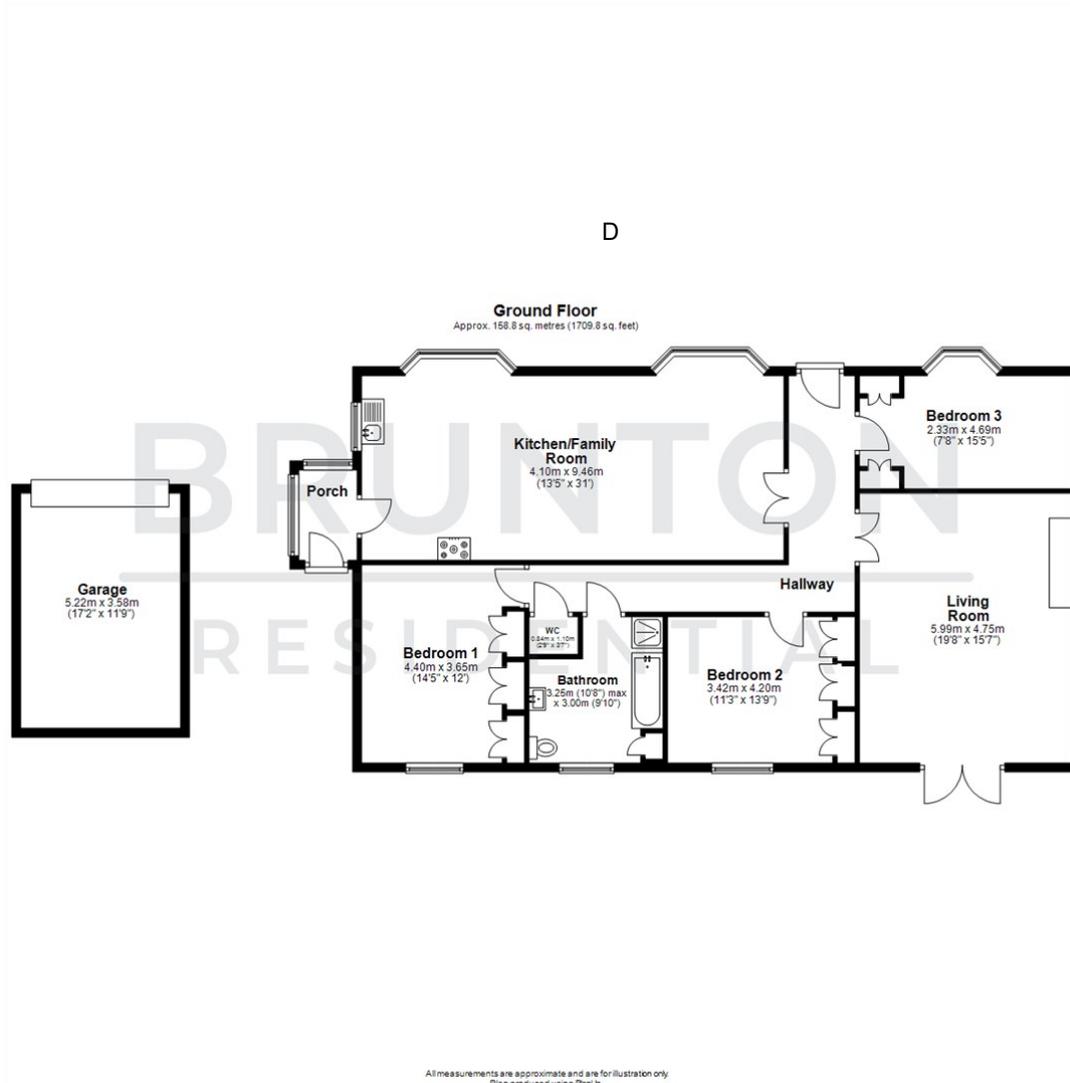
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TENURE : Freehold

LOCAL AUTHORITY : North Tyneside Council

COUNCIL TAX BAND : D

EPC RATING : D



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		66	75
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	