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FERN DRIVE, DUDLEY, NE23

Offers Over £170,000

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Well-presented three-bedroom semi-detached home in Dudley, offering spacious and versatile accommodation ideal for modern family living. The property benefits from a practical layout, generous living areas and well-maintained outdoor space.

The ground floor comprises an entrance vestibule with a convenient WC, leading into a hallway with stairs to the first floor. A bright dual-aspect living room spans the length of the property, with a fireplace, media wall and French doors to the garden. The breakfasting kitchen is fitted with modern units and integrated appliances, with useful under-stair storage and access to the integral garage, currently utilised as a gym/utility. To the first floor, there are three bedrooms, including a principal bedroom with built-in wardrobes, alongside a well appointed family bathroom. Externally, the property offers a driveway and gravelled frontage for multiple vehicles, along with an enclosed rear garden with low maintenance artificial lawn and patio seating areas.

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The internal accommodation comprises: an entrance vestibule that provides direct access to a convenient ground-floor WC and a hallway with stairs to the first floor. To the right of the hallway, a door leads to a living room, which spans the length of the property. The living room benefits from dual aspect windows, a fireplace and a media wall, along with French doors leading out to the rear garden. Returning to the hallway, a further door leads into the breakfasting kitchen, which is well equipped with a modern range of fitted wall and base units and integrated appliances. Also in this space, there is convenient under stair storage and direct access to the integral garage, which is currently set up as a gym/utility, but could easily be reconfigured for its original purpose.

The first floor landing provides access to a useful storage cupboard, three bedrooms and a family bathroom. The master bedroom benefits from built in wardrobes with sliding doors and overlooks the front of the property, while the remaining bedrooms overlook the front and rear, respectively. The family bathroom is well appointed and features a three piece suite with a heated towel rail and a shower over the bath.

Externally, the property benefits from a driveway leading to the garage, as well as a gravelled area to the front of the property, offering off-street parking for multiple vehicles. The rear garden is enclosed with timber fencing and is laid to lawn with paved patio areas, providing space for everyday family life and entertainment.

Fern Drive is located within a popular residential area of Cramlington, providing easy access to local amenities, schools and transport links, including connections to Newcastle and surrounding areas.



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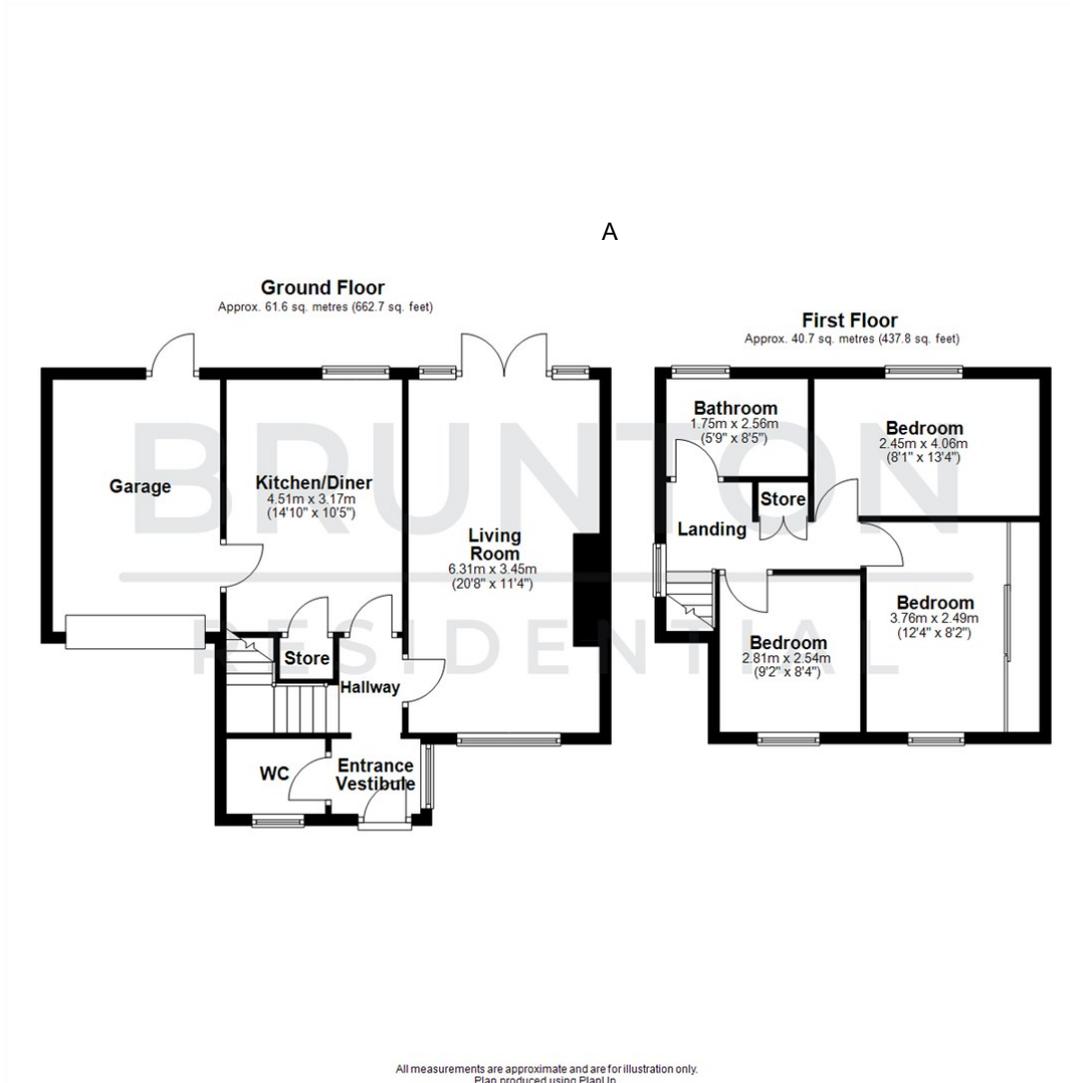
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TENURE : Freehold

LOCAL AUTHORITY : North Tyneside CC

COUNCIL TAX BAND : A

EPC RATING : C



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		83
(81-91)	B		
(69-80)	C	70	
(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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		EU Directive 2002/91/EC	