

# BRUNTON

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## RESIDENTIAL



**ELDER DRIVE, WEST MEADOW, CRAMLINGTON, NE23**

**Offers Over £289,000**



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Well-Proportioned Four-Bedroom Semi-Detached Home Situated on Elder Drive in the Desirable West Meadow Area of Cramlington, Offering Modern Interiors, Two Bathrooms, and Parking for Two Vehicles.

This property features a generous lounge/diner with garden access, as well as four well-proportioned bedrooms with the principal enjoying access to its own en suite. The property is further enhanced by two well-appointed bathrooms, a ground floor WC, well-equipped kitchen, detached garage, and a lovely rear garden for outdoor enjoyment.

Located in a friendly and accessible neighbourhood, the home enjoys close proximity to local amenities, schools, and transport links.



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Internal accommodation briefly comprises: Entry into a hallway laid with wood-effect flooring that continues throughout the ground floor. To the left is a convenient ground floor WC, with stairs rising to the first floor. On the right-hand side sits a modern, front-aspect kitchen, fitted with a range of wall and base units, along with integrated appliances including an oven, hob, and extractor fan.

At the end of the hallway, you'll find a spacious dual-aspect lounge/diner, offering ample room for both seating and dining. This light-filled space includes French doors opening out to the rear garden and a useful understairs storage cupboard.

To the first floor, the landing leads to two well-proportioned bedrooms, including a generous principal suite with its own en-suite shower room. The family bathroom is also located on this level and is fitted with a three-piece suite and heated towel rail. A further staircase rises to the second floor.

The second-floor landing provides access to two additional bedrooms and a separate shower room.

Externally, the property offers a good-sized enclosed rear garden, with lawn and paved patio seating area with gated side access to the detached garage and driveway.





