



3 bed detached bungalow to buy in NE23

Delamere Crescent, Cramlington,
Cramlington, Northumberland, NE23 3FY

£410,000

🛏 x 3 🪑 x 2 🚗 x 2

Tenure

Freehold

Property features

- ✓ No onward purchase
- ✓ Extensive plot
- ✓ Double garage and driveway
- ✓ Fabulous location overlooking
- ✓ EPC Rating C

Double Garage parking

Key Information

- ✓ Council Tax: Band D
- ✓ EPC Rating: C
- ✓ Heating supply: Gas

Description

Set in a stunning location overlooking the burn, this rarely available, detached bungalow offers an exceptional opportunity to acquire a home in one of Cramlington's most sought-after estates. Tucked away at the bottom of a peaceful cul-de-sac, the property enjoys a fantastic position making it the perfect retreat. The outlook and location is outstanding with a most attractive outlook on your doorstep.

Inside, the accommodation is both spacious and well appointed with a spacious living room to the front elevation, making the most of the outlook. There is an additional reception room utilised as a dining room with sliding glazed doors and a lovely view over the garden. The breakfasting kitchen is situated adjacent to the dining room, buyers may look to open these rooms up to create a fantastic open plan kitchen/diner. A utility room also provides practicality and another external door to the gardens. Featuring three generously sized double bedrooms, ideal for those needing additional space for guests or a home office. The master bedroom benefits from an en suite, whilst a separate luxurious shower room adds a further touch of opulence.

Occupying a generous plot, this lovely bungalow is surrounded by wraparound gardens, providing ample outdoor space for relaxation, entertaining or gardening enthusiasts.

Modern living is made easy with effortless parking thanks to a detached double garage and a double driveway, ensuring there is room for both family vehicles and visiting guests. The property also sits proudly within easy reach of Cramlington's local amenities, excellent schools, and picturesque riverside walks along the burn, making it perfectly positioned for a balanced lifestyle.

This is a rare opportunity to secure a detached bungalow in a prime location, with all the benefits of space, privacy, and style. Early viewing is highly recommended—enquire today to arrange your personal tour.

Council Tax Band: D

Tenure: Freehold

Price: £410,000

Property Type: Detached Bungalow

Parking: Double Garage, Driveway

Heating: Gas

Entrance porch



Hallway



Living Room



Dining Room



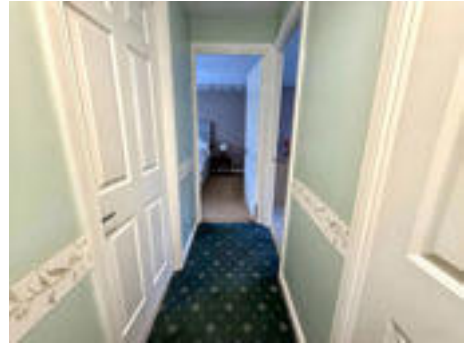
Kitchen/diner



Utility room



Inner hallway



Bedroom 1



En suite



Bedroom 2



Bedroom 3



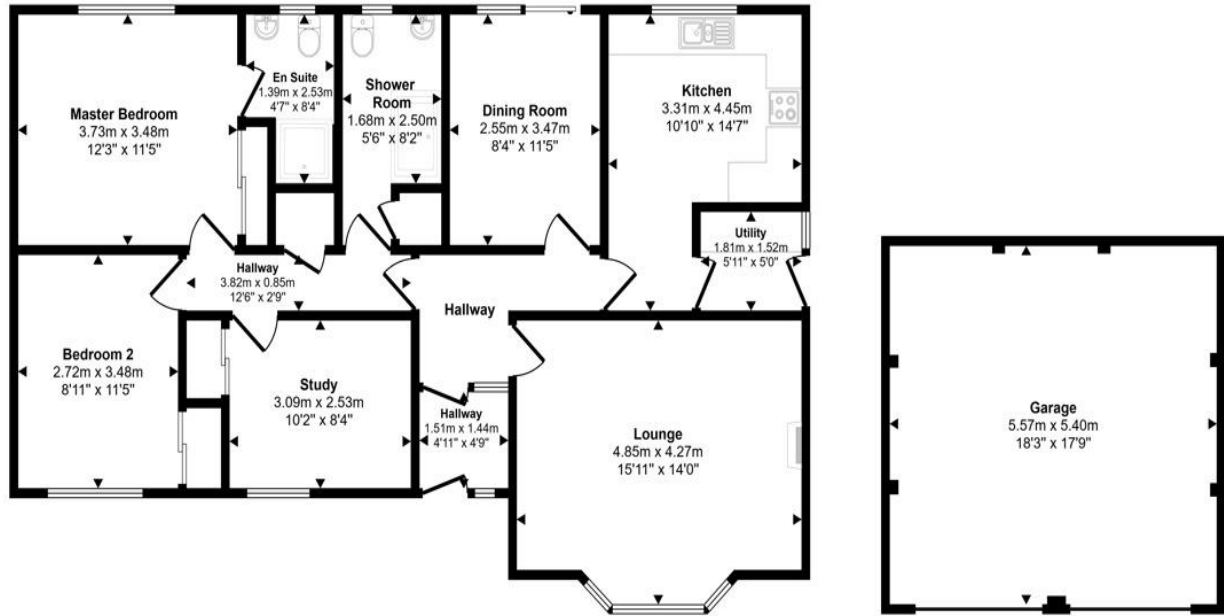
Shower room



External



Approx Gross Internal Area
132 sq m / 1420 sq ft



Floorplan
Approx 102 sq m / 1096 sq ft

Garage
Approx 30 sq m / 324 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		84
(69-80) C	73	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		EU Directive 2002/91/EC

Delamere Crescent, Cramlington, Cramlington, Northumberland, NE23 3FY

Contact your local branch today for more information on this property:

**126A Trinity Street, Huddersfield, West Yorkshire, HD1 4DT, Tel: 01484 506211,
admin@yellowbrickroadestateagents.co.uk, www.ybrea.co.uk**

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

