



**3 bed detached house to buy in**  
Cateran Way, Cramlington, Cramlington,  
Northumberland, NE23 6EX

**£235,000** Offers over

 x3  x1  x1

Tenure

**Freehold**

Driveway & Garage parking

### Property features

- ✓ Detached home
- ✓ Great location
- ✓ Open plan kitchen/diner
- ✓ No onward purchase
- ✓ EPC Rating D

## Key Information

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

## Description

Well located within Collingwood Grange, Cramlington, this impressive detached property offers the perfect blend of comfortable living and future potential. Ideally positioned in a popular area renowned for its friendly family atmosphere, the home benefits from excellent travel links and is just a short distance from great local schools.

Set on a generous plot, the property boasts detached status and is complemented by a garage and driveway, providing ample parking and valuable outside space. The spacious living accommodation is designed with family life in mind, offering well proportioned flexible rooms that can easily adapt to your changing needs.

At the heart of the home lies a modern kitchen with open plan layout, ideal for keen cooks and family gatherings alike. Each of the three well-proportioned bedrooms provides comfortable retreats, while the good-sized garden is perfect for children to play or for outdoor entertaining in the warmer months. With clear potential for further enhancement, this property presents a superb opportunity to create a truly bespoke family home.

Don't miss the chance to discover everything this home and its vibrant community have to offer. Arrange your viewing today.

Council Tax Band: C

Tenure: Freehold

Price: Offers over £235,000

Property Type: Detached House

Parking: Driveway & Garage

Heating: Gas

## Entrance hallway

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## Living Room



## Kitchen/diner



## Dining area



## Landing

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## Bedroom 1



## Bedroom 2



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## Bedroom 3



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## Bathroom

Approx Gross Internal Area  
109 sq m / 1171 sq ft



Ground Floor  
Approx 63 sq m / 681 sq ft

First Floor  
Approx 46 sq m / 490 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) <b>A</b>			
(81-91) <b>B</b>			<b>S1</b>
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>68</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

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**27-28 Tuesday Market Place, King's Lynn, Norfolk, PE30 1JJ,**  
**TBC<http://www.norfolkpropertyauctions.com>**

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