



### 3 bed semi-detached house to buy in NE23

Ringwood Drive, Cramlington, Northumberland, NE23 1NF

# £249,950

🏠 x3 🚗 x1 🚗 x1

Tenure  
**Freehold**

Driveway parking

### Property features

- ✓ Beautifully presented home
- ✓ Conservatory
- ✓ Landscaped garden with summer house
- ✓ Attractive open outlook to the rear over a green
- ✓ EPC Rating C

## Key Information

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

## Description

Ideally located within Parkside Glade, Cramlington, this beautifully presented three-bedroom semi-detached home offers the perfect blend of style, comfort, and convenience. Charming open outlook to the rear over a green which can be accessed via a gate to the garden.

The current owners are in the process of purchasing the freehold.

Step through the inviting open plan porch into a generously sized home, finished to an excellent standard throughout. The modern kitchen/diner is ideal for both family meals and entertaining,

Featuring a conservatory that overlooks the landscaped garden – perfect for relaxing or watching the changing seasons. The versatile play room or office provides valuable extra space for home working, study, or children's activities, complemented by a practical utility area for added convenience.

Outside, the property benefits from a paved driveway offering ample off-street parking. The rear garden provides a haven with a summer house, decked and paved areas, making it an ideal spot for summer gatherings.

Located just a short distance from well-regarded schools, local shops, and the bustling Manor Walks Shopping Centre, the property enjoys excellent access to transport links, including the A19 and Cramlington railway station for easy commuting.

Properties of this calibre in such a prime location are rare to the market.

Early viewing is highly recommended to fully appreciate all that this stunning home has to offer. Arrange your visit today.

Council Tax Band: B

Tenure: Freehold

Price: £249,950

Property Type: Semi-detached house

Parking: Driveway

Heating: Gas

## Entrance porch



## Hallway

## Living Room



## Dining area



## Conservatory



## Kitchen/diner



## Utility area

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## Playroom/office



## Landing



## Bedroom 1



## Bedroom 2



## Bedroom 3



## Shower room



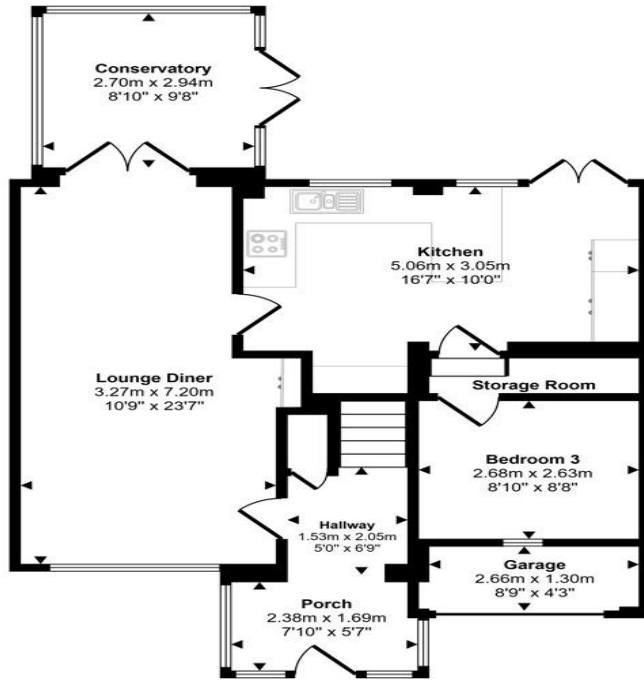
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## Outlook

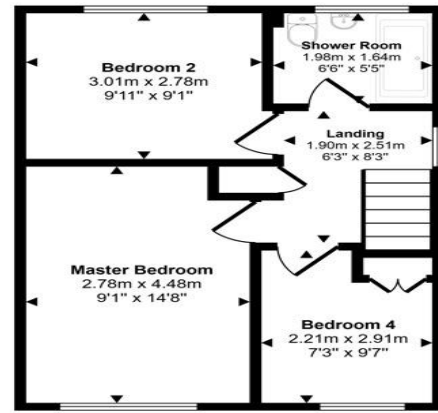
## External



Approx Gross Internal Area  
112 sq m / 1202 sq ft



Ground Floor  
Approx 74 sq m / 792 sq ft



First Floor  
Approx 38 sq m / 409 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
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		86
(69-80) <b>C</b>	74	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

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

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

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