



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

Sudbury Way, Cramlington,  
Northumberland, NE23 8HQ

**£150,000** Offers over

 x 2  x 1  x 1

Tenure

**Freehold**

## Property features

- ✓ Two double bedrooms
- ✓ Great location
- ✓ Spacious conservatory
- ✓ Garage and driveway
- ✓ EPC Rating D

Driveway & Garage parking

## Key Information

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

## Description

Super two bedroom home available for sale on a great corner plot! There are some fantastic features at this lovely home including a generous conservatory, which extends the living accommodation to provide additional space for dining/homeworking and relaxing. The home is located on a corner plot which provides gardens to the front, side and rear with access to the garage and there is a driveway providing off street parking.

The ground floor porch opens to an attractive living room with LVT flooring through to the conservatory and kitchen. The bedrooms are both good sized doubles and there is a family bathroom.

Externally there is lots of potential with good sized gardens, driveway and garage with direct access to the garden.

Council Tax Band: A

Tenure: Freehold

Price: Offers over £150,000

Property Type: Semi-detached house

Parking: Driveway & Garage

Heating: Gas

## Entrance hallway



## Living Room



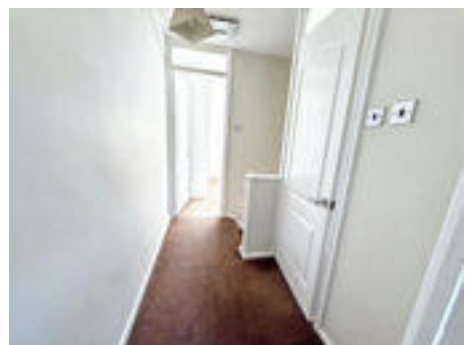
## Kitchen



## Conservatory



## Landing



## Bedroom 1



## Bedroom 2



## Bathroom



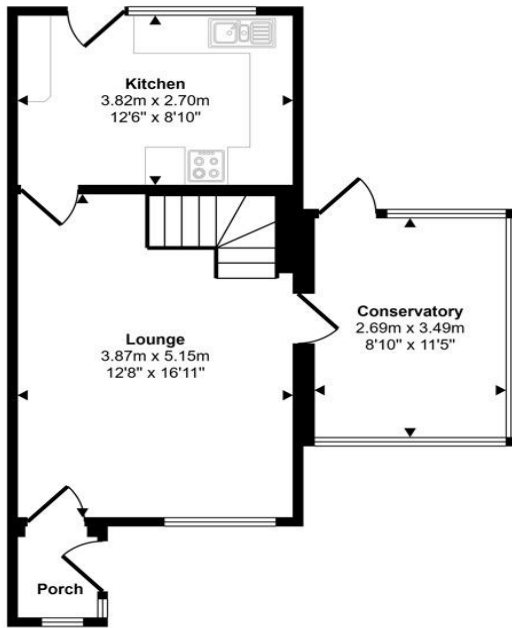
## Garage and driveway



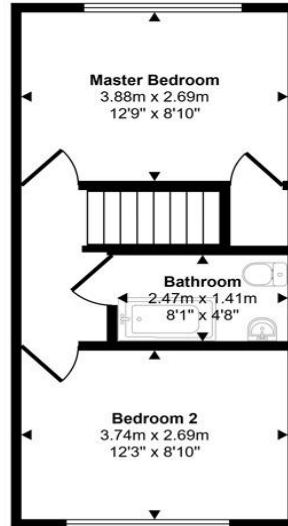
## Garden



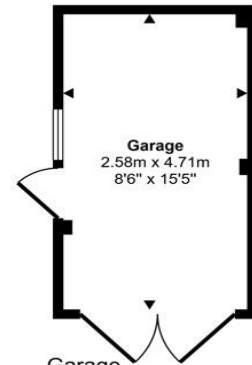
Approx Gross Internal Area  
86 sq m / 927 sq ft



Ground Floor  
Approx 43 sq m / 463 sq ft



First Floor  
Approx 31 sq m / 333 sq ft



Garage  
Approx 12 sq m / 131 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>			82
(69-80) <b>C</b>			
(55-68) <b>D</b>		62	
(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	

Sudbury Way, Cramlington, Northumberland, NE23 8HQ

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

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

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.

