



## 4 bed detached house to buy in

Selkirk Grove, Cramlington, Cramlington,  
Northumberland, NE23 3LT

**£340,000** Offers Over

 x 4  x 2  x 2

Tenure

**Freehold**

## Property features

- ✓ Fabulous detached home
- ✓ No onward purchase
- ✓ Generous corner plot
- ✓ Large garage
- ✓ EPC Rating D

Driveway & Garage parking

## Key Information

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

## Description

Offered with no onward chain, this immaculately presented four-bedroom detached home enjoys a prime corner plot in the highly sought-after area of Northburn, Cramlington. Ideal for family living, this property combines spacious accommodation with a superb location, making it a rare find on the market.

Inside, the home is well maintained throughout. The generously sized living spaces include two inviting reception rooms - perfect for relaxing evenings or entertaining guests. The conservatory brings the outside in, offering a tranquil spot to unwind while overlooking the garden. With plenty of natural light throughout, the property provides an airy and welcoming atmosphere.

Upstairs there are four generous bedrooms, offering ample space for a growing family. The master bedroom features a private en-suite, in addition to a stylish family shower room.

Outside, the property boasts an impressive one and a half garage and a spacious driveway for convenient off-street parking. The substantial garden wraps around the home, giving plenty of room for children to play and for keen gardeners to enjoy their passion. For those looking to make their mark, the property offers excellent scope for extension, subject to planning consents.

Northburn is renowned for its family-friendly streets and close proximity to excellent local schools, making it the perfect setting for families. Residents benefit from a wealth of parks and green spaces, as well as easy access to Cramlington's town centre, where you will find a range of shops, restaurants, and leisure amenities including the popular Manor Walks Shopping Centre. Excellent road links and public transport services ensure swift connections to Newcastle and surrounding areas, making daily commuting and travel a breeze.

This home truly offers the best of both space and convenience set in a popular estate. Arrange a viewing today to fully appreciate all that this outstanding property has to offer.

Council Tax Band: D

Tenure: Freehold

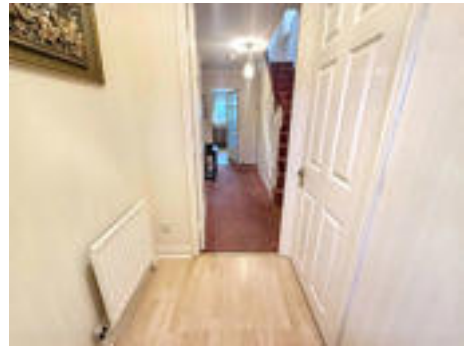
Price: Offers Over £340,000

Property Type: Detached House

Parking: Driveway & Garage

Heating: Gas

## Entrance porch



## Entrance hallway



## Living Room



## Dining Room



## W/C/Cloaks



## Kitchen/diner



## Conservatory



## Landing



## Bedroom 1



## En suite



## Bedroom 2



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## Bedroom 3



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## Bedroom 4



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## Bathroom

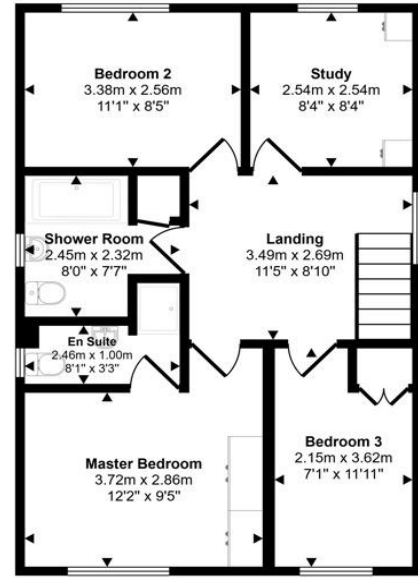
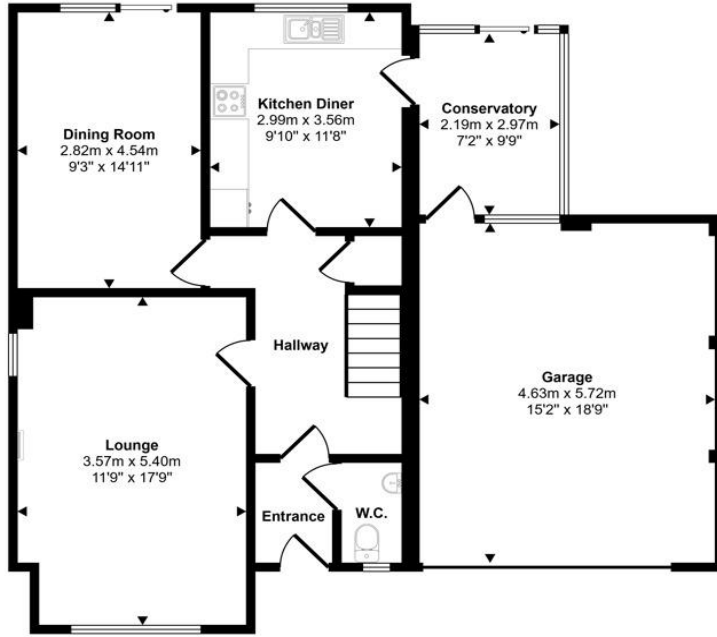


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## External



Approx Gross Internal Area  
149 sq m / 1602 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>		
(69-80) <b>C</b>		73
(55-68) <b>D</b>	65	
(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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Contact your local branch today for more information on this property:

**19 West St. Marys Gate, Grimsby, Lincolnshire, DN31 1LE, Tel: 01472 311 113,  
enquiries@jacksongreenpreston.co.uk, <https://www.jacksongreenpreston.co.uk/>**

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