

BRUNTON

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CALDICOTT HOUSE, BURRADON, CRAMLINGTON, NE23

Offers Over £230,000

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Delightful three-bedroom semi-detached property situated within a popular residential area on Kirklands in Burradon, Cramlington. The property, having been built in the 1820's formally served as the Pit Managers house, before being converted into Pit Workers accommodation. This property is ideal for families or first time buyers, offering plenty of space and requiring little renovation.

The ground floor provides a stylish kitchen fitted with wall and base units and completed with a breakfast bar, making it the ideal family space. Following the kitchen through there is a utility area and large storage space with additional access from the outside of the property. Also on the ground floor is a spacious and comfortable living room, perfect for relaxing or entertaining, with stairs leading up to the first floor, where there is a double and a single bedroom as well as a well-appointed family bathroom. The first floor also contains a bright office space, with stairs that lead up another double bedroom on the second floor. The property further benefits from a fenced off front garden, with trees offering privacy from neighbouring houses, making this an ideal space for relaxing.

Conveniently positioned within Burradon, the property enjoys easy access to local amenities, schools, and transport links into Cramlington and the surrounding areas.

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The internal accommodation comprises: a welcoming entrance porch leading into the entrance hallway, with useful storage and access to the principal living spaces. To the front is a generous living room featuring an attractive bay window and characterful inglenook fireplace with inset wood burner, while solid wood flooring further enhances the period feel. The kitchen is fitted with a range of wall and base units together with a useful breakfast bar incorporating an original window with its original glass panes. A practical utility room provides access to the larger-than-average garage, offering excellent storage, workshop space or potential for future conversion, subject to any necessary consents.

To the first floor are three bedrooms, including a generous principal bedroom with an attractive bay window. The third bedroom is currently utilised as a home office and provides access to the second-floor loft room, which benefits from Velux windows, good natural light and useful eaves storage. The loft room offers versatile additional space, although it cannot formally be classified as a bedroom under current building regulations.

Externally, the property benefits from a front garden, together with the substantial garage and utility space to the rear, adding further practicality and flexibility to this charming period home.



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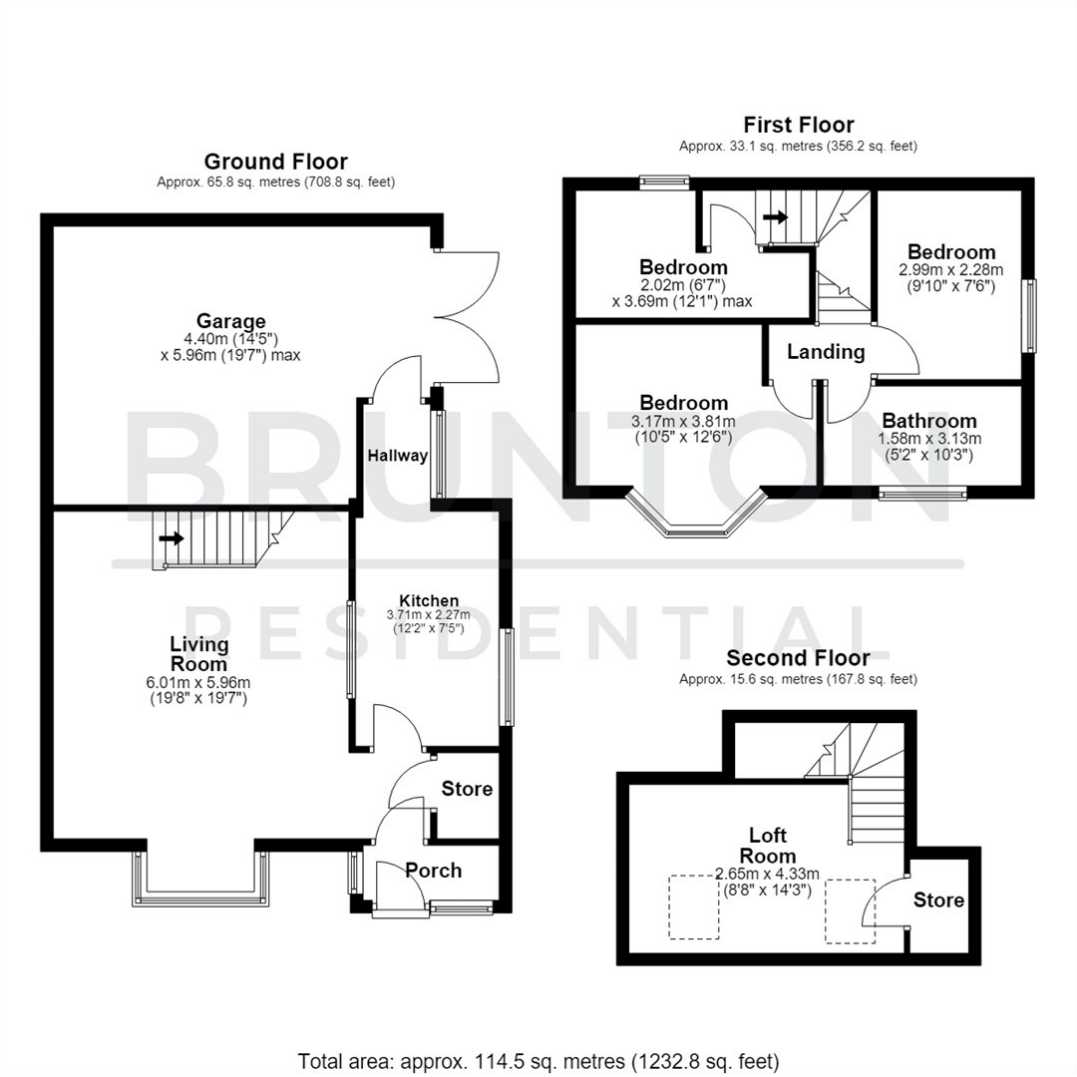
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TENURE : Freehold

LOCAL AUTHORITY : North Tyneside CC

COUNCIL TAX BAND : A

EPC RATING : E



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	47	82
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	