

# Kettering Place, Eastfield Dale, NE23

OO £240,000



## Full Description

Alexander Hudson Estates are pleased to welcome to the market this well proportioned detached family home, well positioned within this popular residential area of Cramlington.

The property offers well presented accommodation which briefly comprises; Entrance Hall, spacious lounge/dining room. Modern fitted kitchen with integrated appliances and breakfast room offering ample space for table and chairs and French doors to the rear garden. Separate utility room. To the first floor there are two double bedrooms, the principal of which has fitted wardrobes. Third single bedroom and a family bathroom/wc including over bath shower and screen. Externally ; The property is accessed to the front via a driveway for off street parking leading to a single garage. The front garden is lawned with borders. To the rear is an enclosed lawned garden with flagged patio areas.

Cramlington offers the perfect balance of suburban living with convenient access to the City Centre. The town benefits from a wide range of local amenities, including supermarkets, independent shops, cafés, restaurants, and leisure facilities, with Manor Walks Shopping Centre serving as a central hub. Families are well catered for with a selection of well-regarded schools, parks, and recreational areas close by. Cramlington boasts

excellent transport links, with a local railway station providing direct services to Newcastle upon Tyne and the wider region. Road connections are also strong, with easy access to the A1, making commuting across Tyneside, Northumberland, and beyond straightforward.

## Features

- Three bedroom detached family home.
- Spacious extended accommodation with gardens and garage.
- Popular residential area of Eastfield Dale.
- Wide range of local amenities and excellent transport links.

## Contact Us

### Alexander Hudson

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### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>78</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>45</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		

England & Wales EU Directive 2002/91/EC

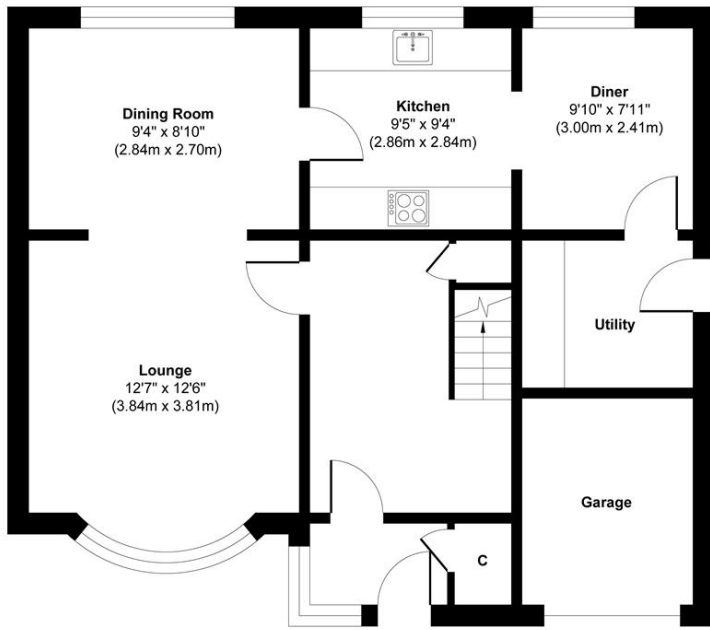


### Environmental Impact (CO<sub>2</sub>) Rating

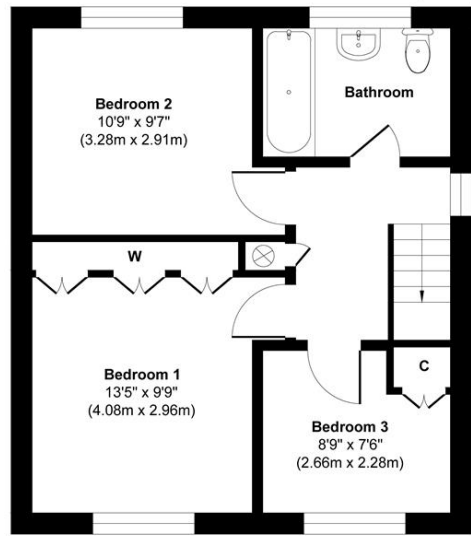
	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>78</b>
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Ground Floor  
Approximate Floor Area  
774 sq. ft  
(71.90 sq. m)



First Floor  
Approximate Floor Area  
433 sq. ft  
(40.24 sq. m)

**Approx. Gross Internal Floor Area 1207 sq. ft / 112.14 sq. m**  
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