



## 53 Kirklands, Cramlington, NE23 7LE

**Offers Over £155,000**

Hive Estates is delighted to present this well maintained two bedroom semi-detached home, ideally positioned within the popular Camperdown area of Cramlington. With a substantial driveway, detached garage and generous rear garden, this property offers both practicality and style. Perfect for first-time buyers, young families or those looking to downsize without compromise.

Stepping inside, the welcoming entrance leads into a bright and contemporary living room situated at the front of the home. A large picture window floods the space with natural light, complementing the grey decor and wood effect laminate flooring to create a warm yet modern setting. Frosted glazed double doors open seamlessly into the kitchen, allowing flexibility between open plan living and a more private layout. The kitchen is thoughtfully designed with cream shaker style cabinetry, contrasting black tiled splashback and sleek grey worktops. There is ample room for freestanding appliances as well as space for a dining table, making it ideal for everyday family life. Flowing naturally from the kitchen is the conservatory, a fantastic additional reception space with contemporary tiled flooring. Whether used as a dining room, second lounge or garden room, this versatile area enjoys lovely views of the rear garden.

Upstairs, the principal bedroom is generously proportioned and beautifully presented with soft grey carpets and neutral decor, creating a calm and restful retreat. The second bedroom is also a well sized double, perfect for guests, a nursery, home office or dressing room, and benefits from a built-in storage cupboard. The family bathroom is finished with white wall tiles and grey flooring, complete with a bath and shower attachment, wash basin and WC, offering both style and practicality.

Externally, the rear garden provides a wonderful balance of patio and lawned areas, ideal for entertaining, summer dining or simply enjoying outdoor relaxation. The front driveway and garage offer ample off-street parking and additional storage. Situated close to green open spaces, local amenities and excellent transport links, this is a superb opportunity to secure a home in a well established residential area.

**Lounge/Diner 17'5" x 12'9" (5.31 x 3.89)**

**Kitchen 8'9" x 12'9" (2.67 x 3.89)**

**Conservatory 9'3" x 8'2" (2.82 x 2.49)**

**Bedroom 1 9'1" x 12'9" (2.77 x 3.89)**

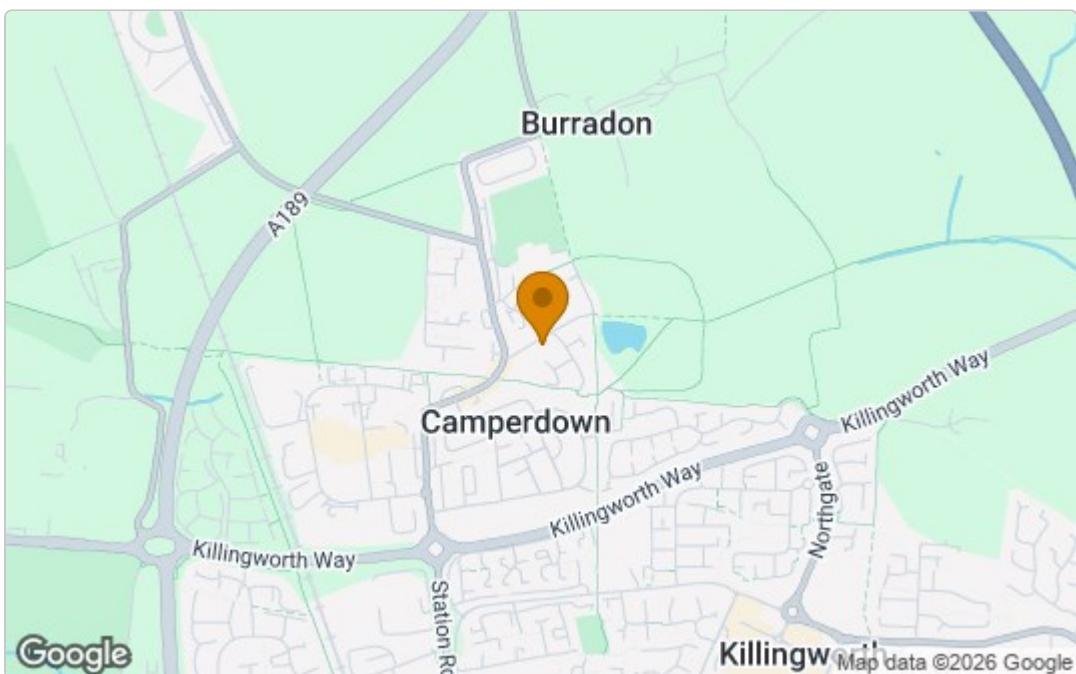
**Bedroom 2 8'9" x 12'9" (2.67 x 3.89)**

**Bathroom 4'5" x 8'3" (1.37 x 2.54)**

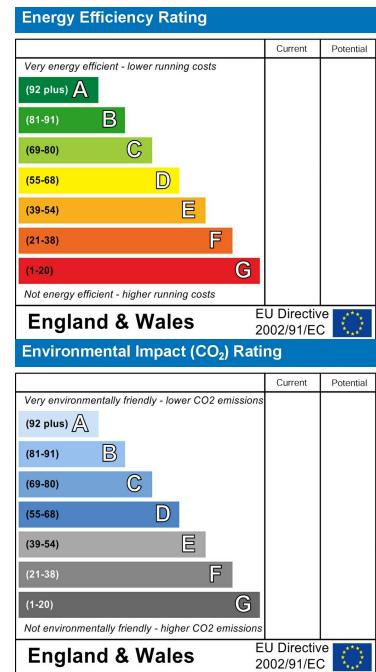
# Floor Plan



## Area Map



## Energy Efficiency Graph



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