

# BRUNTON

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RESIDENTIAL



**HOLSWORTHY CRESCENT, THE FAIRWAYS, CRAMLINGTON**

**£269,950**

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### IMMACUALTE THROUHGOUT - THREE BEDROOM - GARAGE AND DRIVE WAY

Brunton Residential are delighted to bring to the market, this immaculately presented, modern, detached, three-bedroom family home. Offering a lounge, lovely open plan kitchen/dining space with stylish family bathroom & en-suite, off-street parking, garage and both front & rear gardens.

This superb, family home is perfectly situated at Holsworthy Crescent, which is located at The Fairways, Cramlington. The Fairways is a development of modern homes that are positioned to the edge of Cramlington, offered in a range of styles to appeal to a wide audience, including families, first-time buyers, and commuters. The development is perfectly situated only three miles from the town centre and is surrounded by beautiful open countryside. The property is also positioned close to the A1 and offers easy access to Northumberlandia and Arcot Hall Golf Club.

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Accommodation briefly comprises of an entrance porch with a downstairs WC. From here you enter the lounge. The lounge is a cosy room with windows to the front allowing the natural light in. As you head into the kitchen you find a generous open-plan kitchen diner space that is ideal for hosting and entertaining. The kitchen is fully integrated and has modern and stylish wall and floor units providing ample storage space. On the first floor, there is a large landing area leading to the three bedrooms and the family bathroom. The bedrooms are all great sizes, suitable for all needs. The master bedroom is a fantastic space with built-in storage and a modern en-suite. The family bathroom takes on a similar style to the en-suite providing a large stylish space for all requirements. Externally, this property provides a garage with a driveway for multiple cars to the side of the house. There are gardens to the front and rear, mainly laid to lawn with some paved areas. There is CCTV covering the exterior of the property along with an electric car charging point. The property would be a great first-time buy or a family home.

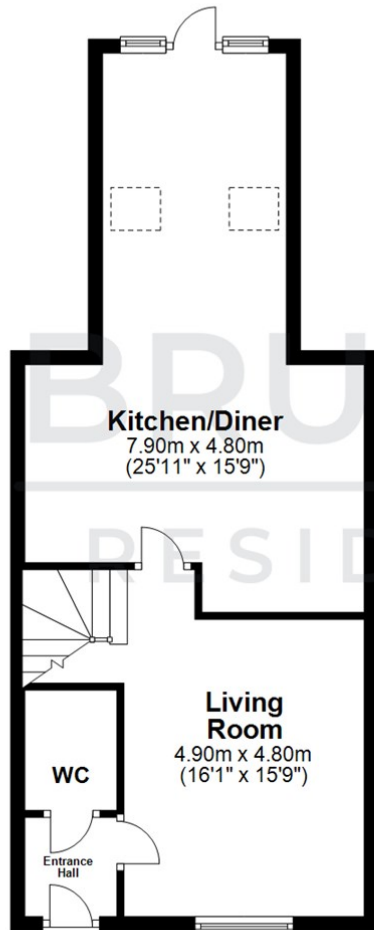


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### Ground Floor

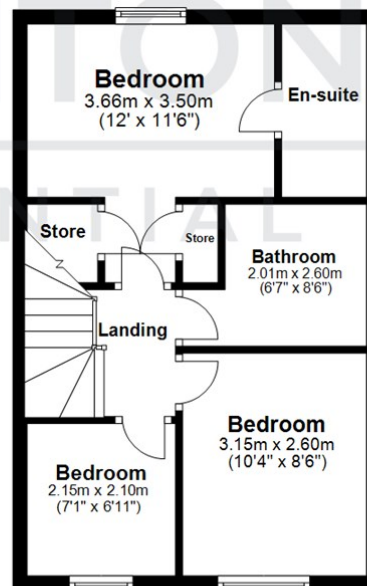
Approx. 48.9 sq. metres (526.0 sq. feet)



B

### First Floor

Approx. 37.4 sq. metres (402.8 sq. feet)



All measurements are approximate and are for illustration only.  
Plan produced using PlanUp.

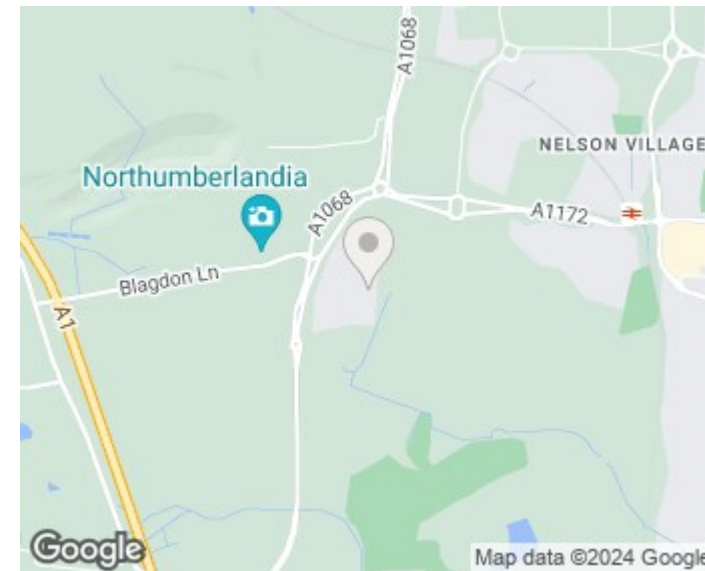
TENURE : Freehold

LOCAL AUTHORITY :

COUNCIL TAX BAND : B

EPC RATING : B

SERVICES :



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			96
(92 plus) <b>A</b>		84	
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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