

BRUNTON

RESIDENTIAL



FAIRHAVEN WAY, CRAMLINGTON, NE23

Offers Over £295,000

BRUNTON

RESIDENTIAL

HARRY
AND
FRANKIE'S
PLAY ROOM





BRUNTON

RESIDENTIAL



BRUNTON

RESIDENTIAL



Well Presented & Stylish, Modern Detached Family Home Boasting a Generous Lounge, Open Plan Kitchen/Dining & Living Space, Second Reception Room/Study, Four Good Sized Bedrooms, Family Bathroom plus En-Suite, Delightful West Facing Lawned Rear Gardens with a Double Driveway Providing Off-Street Parking for Two Vehicles & No Onward Chain.

This excellent, modern detached family home is ideally located at The Fairways, Cramlington. The Fairways, which is placed just off from Fisher Lane, is a new and desirable development of modern homes.

The development is perfectly placed to provide easy access into Cramlington Town Centre with its shops, cafes and amenities as well as being located close to Northumberlandia, Arcot Hall Golf Club and the A1, offering excellent road links into Newcastle City Centre and throughout the region.

BRUNTON

RESIDENTIAL



BRUNTON

RESIDENTIAL

The internal accommodation comprises: Entrance hall with staircase leading to the first floor. Lovley lounge which is open to the rear of the property and to an open plan kitchen/dining space with integrated appliances, breakfast bar and French doors leading out onto the rear terrace and gardens. A further door from the kitchen then leads into utility room with ground floor guest WC and door to the side.

The utility room then gives access to a second reception room (which was converted from the garage), and is currently laid out as a home office and playroom and provides an additional versatile space.

The stairs then lead up to the first-floor landing with store cupboard and give access to four good sized bedrooms. Bedroom one is a generous double bedroom with store cupboard and access to an en-suite shower room. Bedrooms two and three are also both good double bedrooms with bedroom four being the smallest room, which is set out as a lovely nursery. Family bathroom with three-piece suite.

Externally, the property enjoys a double driveway providing off street parking for two vehicles and a small lawned garden with gated access to the rear.

The rear gardens are west facing and are mostly laid to lawn, with fenced boundaries and paved patio seating areas.

Well-presented throughout, with double glazed windows and gas 'Combi' central heating, this excellent modern detached family home simply demands an early inspection.



BRUNTON

RESIDENTIAL

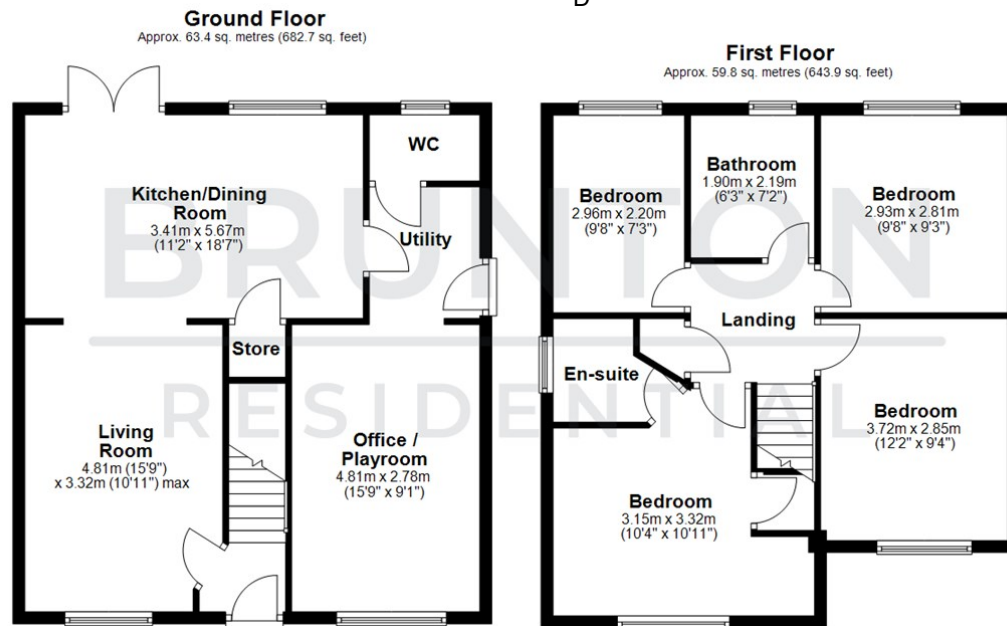
TENURE : Freehold

LOCAL AUTHORITY : Northumberland

COUNCIL TAX BAND : D

EPC RATING : C

SERVICES :



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



Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) A	90
(81-91) B	79
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	
	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	
EU Directive 2002/91/EC	