

BRUNTON

RESIDENTIAL



ARCHERFIELD DRIVE, THE FAIRWAYS, NE23

Offers Over £230,000

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THREE BEDROOMS | DETACHED GARAGE | MASTER EN SUITE

Brunton Residential welcome to the market this simply stunning semi detached family home with detached garage, ground floor WC and master en suite.

For more information and to book your viewing please call our team on 0191 236 8347.

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Accommodation briefly comprises; entrance hallway with ground floor WC, lounge, kitchen diner spanning the width of the property with French doors into the rear garden. Off the landing to the first floor there are three well proportioned bedroom, bedroom one with built in wardrobes and en suite shower room. There is also a three piece family bathroom with shower over the bath.

Externally there is a lawned garden to the front with side access to the rear garden which has a patio area making it an ideal space for alfresco entertaining. There is also a detached garage with double length drive offering off street parking for multiple vehicles.

The Fairways is a development of new homes in Cramlington close to the town centre with its shops cafes and amenities and surrounded by countryside.

The nearby Northumberland countryside lends itself to outdoor pursuits, such as hiking, fell walking and horse riding. Popular visitor attraction Northumberlandia, a landscape sculpture set in a community park, is 10 minutes' walk from the development, while Plessey Woods Country Park is only five miles away.

For commuters, the development is around eight miles from Newcastle and within easy reach of the A1 and the A19. Cramlington Railway Station is a short drive away by car, with direct services to Morpeth and Newcastle. A network of local buses links the area with surrounding towns and villages.



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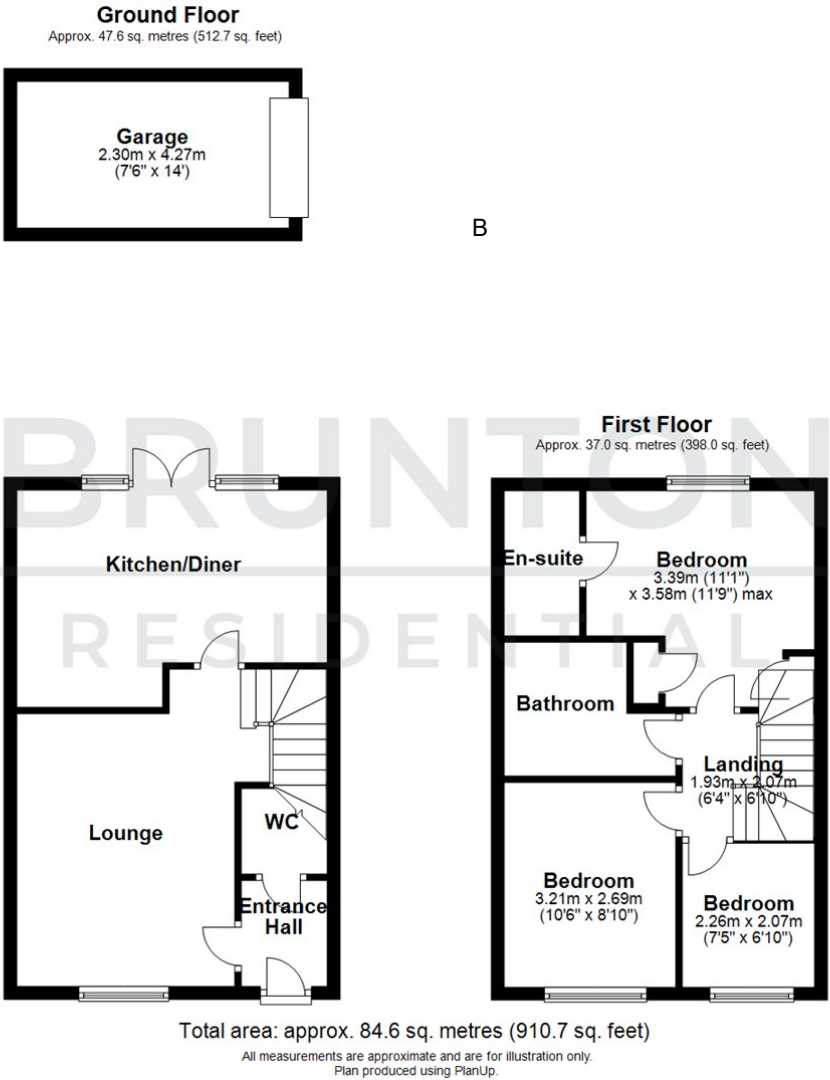
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TENURE : Freehold

LOCAL AUTHORITY :

COUNCIL TAX BAND : B

EPC RATING : B



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		96
(92 plus) A		
(81-91) B	83	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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		
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Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	