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WOODBURY GROVE, THE FAIRWAYS, NE23

Offers Over £290,000

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THREE BEDROOMS – DETACHED FAMILY HOME – SOUGHT-AFTER LOCATION

Brunton Residential are delighted to offer for sale this three-bedroom detached home, located on Woodbury Grove on The Fairways within Cramlington.

This property features three well-proportioned bedrooms, with the principal benefiting from fitted wardrobes and an en suite shower room. Additionally, the property offers a utility room, a WC, and a garage for off-street parking or additional storage.

Cramlington is a well-established location offering a wide range of amenities, including popular schools, retail parks, leisure facilities, and excellent transport links to Newcastle and the surrounding areas.

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Upon entering the property, you are welcomed into an entrance hall which provides access to a front aspect lounge, featuring a front-facing window with views over the front of the property. From the lounge, a door leads into an inner hallway, where there is access to a ground floor WC.

To the rear of the property, accessed via double doors, is a spacious open-plan kitchen/diner. This versatile space offers ample room for a dining table and benefits from French doors opening out to the rear garden. The kitchen is well-equipped with a range of floor and wall units, integrated appliances, a breakfast bar, and a window overlooking the garden. A door from the kitchen leads into a utility room, which offers additional storage cupboards, space for appliances, and an external door to the side of the property.

Upstairs, the first-floor landing gives access to three well-proportioned bedrooms. The principal bedroom benefits from fitted wardrobes and an en-suite shower room. The remaining bedrooms are served by a family bathroom, fitted with a bath, overhead shower, washbasin, and WC.

Externally, to the front, there is a driveway leading to an attached garage, offering off-street parking or additional storage options, while to the rear, the property enjoys an enclosed garden with planted borders and a paved patio seating area.



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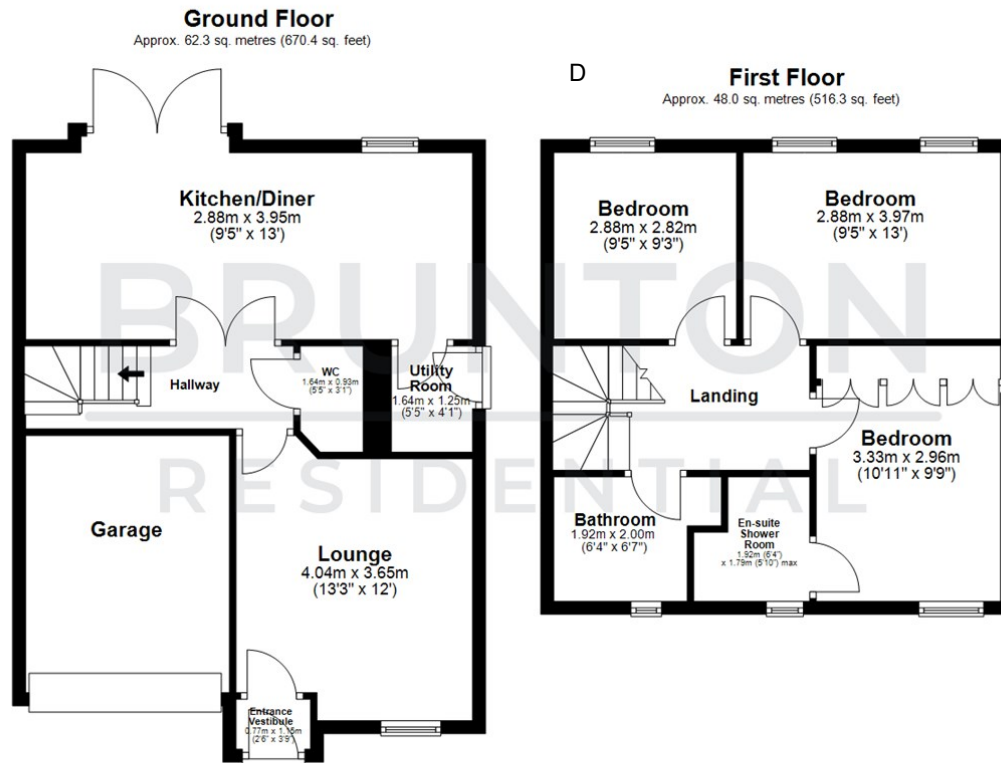
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TENURE : Freehold

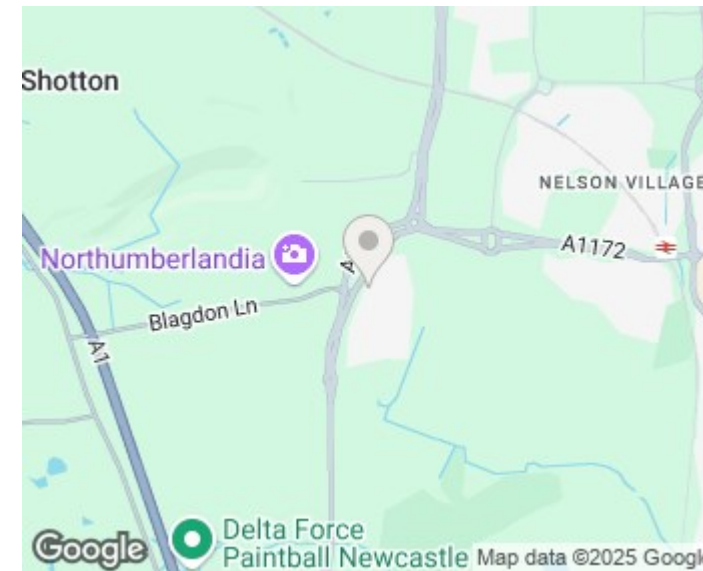
LOCAL AUTHORITY : Northumberland
County Council

COUNCIL TAX BAND : D

EPC RATING : B



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



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	94
(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	
EU Directive 2002/91/EC	
England & Wales	

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	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
EU Directive 2002/91/EC	
England & Wales	