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GULLANE CLOSE, THE FAIRWAYS, NE23

Offers Over £295,000

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FOUR BEDROOMS – DETACHED HOUSE – SOUGHT-AFTER LOCATION

Brunton Residential are delighted to offer for sale this well-presented 'Roseberry' by Persimmon, a four-bedroom detached home on Gullane Close, situated in the popular Fairways area of Cramlington.

The property offers four good-sized bedrooms, with the principal bedroom benefiting from an en suite shower room. Additional highlights include a spacious lounge, a utility room, an attached garage, and a lovely enclosed rear garden.

Located in Cramlington, this home is well served by a range of local amenities including shops, schools, and leisure facilities, as well as excellent transport links to Newcastle and surrounding areas.

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Upon entering, you're welcomed into an entrance hall with stairs leading to the first-floor landing. To the left, there's access to a good-sized lounge featuring a front-aspect window, a fireplace, and double doors that open into the kitchen/diner at the rear.

The spacious kitchen/diner offers ample room for a dining table, French doors opening onto the rear garden, access to an understairs storage unit, and internal access to the integral garage. The kitchen is well equipped with wall and floor units, integrated appliances including fridge, dish washer and oven, hob, & extractor fan.

From the kitchen, you can access a separate utility room, which provides additional counter space, room for appliances, an external door to the side, and entry into a ground floor WC.

Upstairs, the first-floor landing gives access to four well-proportioned bedrooms. The principal bedroom benefits from a built-in storage unit and an en-suite shower room. There is also a further storage cupboard on the landing and a family bathroom fitted with a bath, overhead shower, wash basin, and WC.

Externally, the front of the property includes a driveway leading to the garage, offering off-street parking. To the rear, there is an enclosed garden featuring a lawned area and a paved patio seating area, complemented by fenced boundaries, for added privacy.



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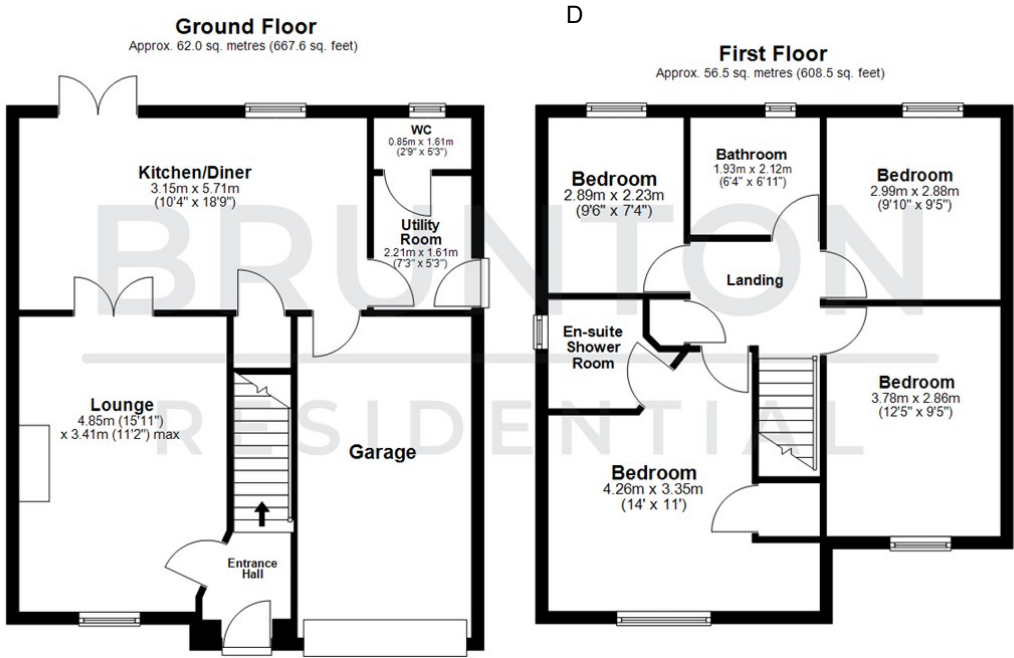
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TENURE : Freehold

LOCAL AUTHORITY : Northumberland
County Council

COUNCIL TAX BAND : D

EPC RATING : C



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		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		
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		