

# BRUNTON

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RESIDENTIAL



**FAIRHAVEN WAY, THE FAIRWAYS, NE23**

**Offers Over £350,000**

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**Stylish & Well Presented Modern Detached Family Home Boasting an Excellent Position Overlooking the Communal Greenery with a Generous Lounge, Open Plan Kitchen/Dining & Living Space, Four Bedrooms, Family Bathroom plus En-Suite, Delightful Enclosed & Lawned Rear Gardens with a Superb Detached Double Garage & Driveway Providing Off-Street Parking for Multiple Vehicles.**

**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 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.**

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The property itself is accessed by a central hallway with cloak cupboard and ground floor guest WC and stairs leading to the first floor. To the right-hand side of the hallway is a lovely lounge with dual aspect windows, detailed 'Amtico' flooring and French doors leading to the rear gardens.

To the left-hand side of the hallway, a door leads into a well-presented kitchen/dining and family space, again with dual aspect windows and French doors leading to the rear gardens. The kitchen offers a range of cabinetry units with integrated appliances.

The stairs then lead up to the first-floor landing and onto four bedrooms, of which three are comfortable doubles. The main bedroom enjoys open aspect views and access to a stylish, en-suite shower room. Family bathroom with three-piece suite.

Externally, the property offers a well-presented front garden which is laid mainly to lawn. To the rear, is a lovely, enclosed family garden which is laid to lawn, with a mixture of walled and fenced boundaries and gated access out to the large, private, block paved driveway which offers off street parking for multiple vehicles.

The property also offers a large, detached, double garage, which is rare for a property of this size and is a significant benefit of this delightful, detached modern home.

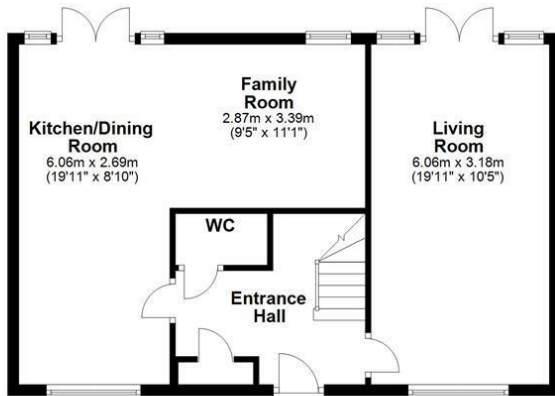
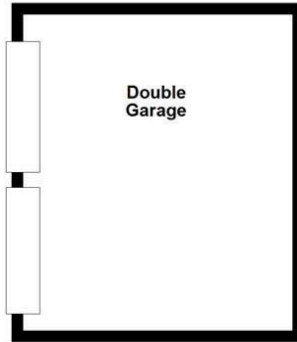
Well-presented throughout, with gas heating and double-glazed windows, early viewings are deemed essential.



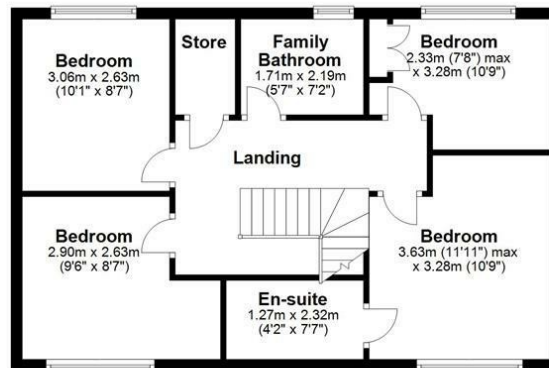
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**Ground Floor**  
Approx. 57.2 sq. metres (615.4 sq. feet)



**First Floor**  
Approx. 57.1 sq. metres (614.9 sq. feet)



Total area: approx. 114.3 sq. metres (1230.3 sq. feet)

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

TENURE : Freehold

LOCAL AUTHORITY : Northumberland CC

COUNCIL TAX BAND :

EPC RATING :

SERVICES :



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	