

BRUNTON

RESIDENTIAL



SAUNTON GARDENS, THE FAIRWAYS, CRAMLINGTON

£300,000

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FOUR BEDROOMS | SIGNIFICANTLY UPGRADED | EN SUITE | DETACHED HOME

Brunton Residential welcome to the market this simply stunning 'Roseberry' style home, with integral garage, en-suite to master bedroom and utility with ground floor WC. The house is finished to an exceptional standard with current owners having made significant improvements including adding an internal door to the garage, upgraded kitchen and utility with Silestone worktops as well as fully landscaping both gardens.

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Briefly comprising, entrance hallway, lounge with double doors onto the stunning kitchen diner with integrated fridge freezer and dishwasher as well as Wi-Fi ceramic Induction hob and cooker hood with mirrored splash back, under unit lighting and French doors to the rear garden. Utility room with further outside and garage access and ground floor WC. Off the landing to the first floor there are four generous bedrooms, bedroom one with en suite including rainfall shower and mirrored wall. Completing the first floor is the family three piece bathroom with half tiling, chrome ladder radiator and mirrored wall.

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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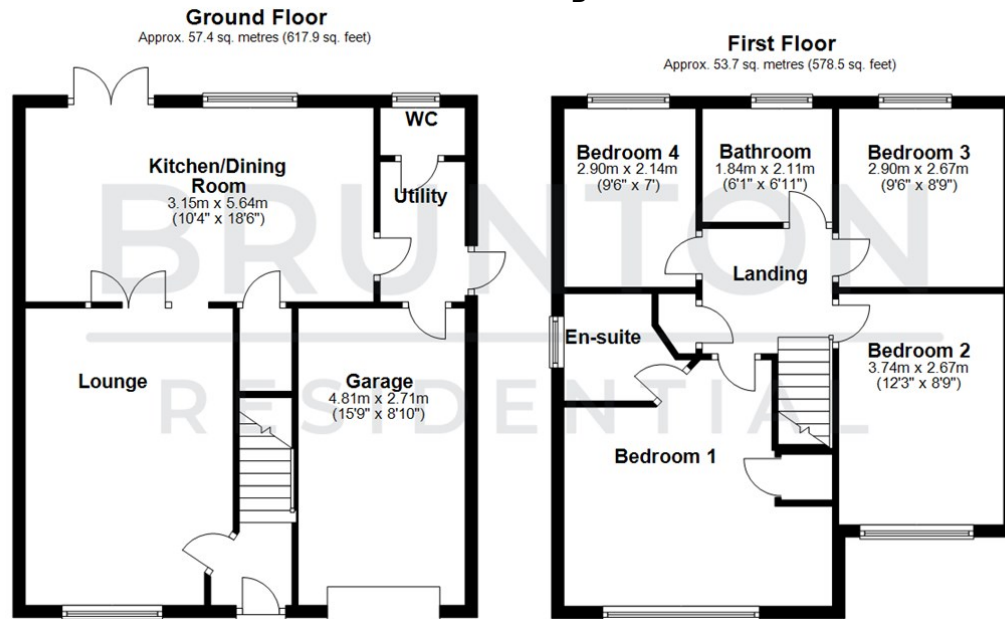
TENURE : Freehold

LOCAL AUTHORITY :

COUNCIL TAX BAND : D

EPC RATING : C

SERVICES :



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			
(69-80) C		79	
(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			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	