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**WOKING CRESCENT, THE FAIRWAYS, CRAMLINGTON, NE23**

Offers Over £335,000


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Attractive four-bedroom detached Persimmon Chedworth situated within the popular The Fairways development in Cramlington. The property occupies a pleasant position overlooking the green and offers well-balanced family accommodation.

A particular highlight is the spacious kitchen diner, which benefits from upgraded granite work surfaces, a breakfast bar and French doors opening onto the rear garden. The property also offers a versatile additional reception room, a master bedroom with en-suite shower room, built-in wardrobes to a number of the bedrooms and a useful utility area with access to the garden. Externally, the former corner plot provides a good-sized garden with multiple paved areas, together with a multi-vehicle driveway and detached garage.

The Fairways is situated in Cramlington, a popular Northumberland town offering a good range of local shops, schools, leisure facilities and everyday amenities. The town is well placed for access to the wider North East, with Newcastle upon Tyne readily accessible by road, making the location particularly appealing to families and commuters.

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The internal accommodation comprises: an entrance hallway with stairs rising to the first floor. Positioned to the left is a versatile reception room which would have originally been designed as the dining room, although it could equally be utilised as a snug, family room or home office. To the right is the lounge, which benefits from a forward-facing window and provides a comfortable reception space.

Across the rear of the property is the full-width kitchen diner, creating an excellent open-plan space for everyday living and entertaining. The kitchen has been upgraded and is fitted with a range of wall and base units, complemented by granite work surfaces and a useful breakfast bar. French doors open directly onto the rear garden, providing a pleasant connection between the kitchen diner and the outside space. There is also a useful utility area, which provides further access to the rear garden, together with a convenient downstairs WC.

To the first floor, the landing provides access to four well-proportioned bedrooms and the family bathroom. The master bedroom benefits from its own en-suite shower room, while a couple of the bedrooms also benefit from built-in wardrobes, providing useful storage. The remaining bedrooms are served by the family bathroom.

Externally, the property occupies a pleasant position within The Fairways development, overlooking the green to the front. The property benefits from what would have originally been a corner plot, providing a good-sized rear garden with multiple paved areas, creating excellent space for outdoor seating, dining and entertaining. To the side is a multi-vehicle driveway providing ample off-street parking and leading to the detached garage.






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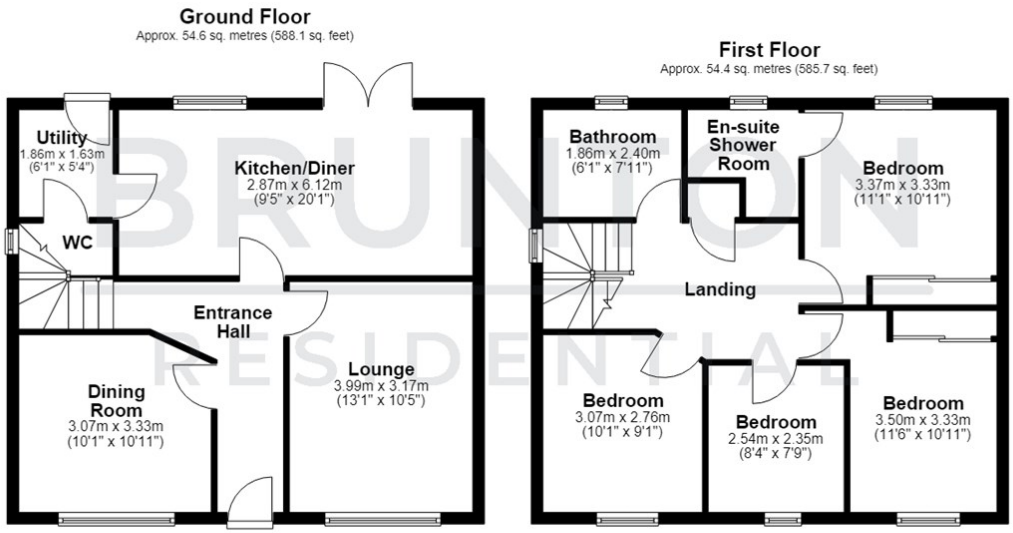
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TENURE : Freehold

LOCAL AUTHORITY : Northumberland CC

COUNCIL TAX BAND : D

EPC RATING : B




Total area: approx. 109.1 sq. metres (1173.8 sq. feet)

