



Strathtyrum Drive | Cramlington | NE23 8BE

**£280,000**

Located on the popular Fairways estate in Cramlington, with excellent transport links close by, this lovely family home is sure to appeal to a wide range of buyers.

This delightful four-bedroom property offers a wealth of attractive features throughout. Upon entering, you are welcomed by a spacious and inviting lounge with double doors leading into the kitchen diner, which benefits from French doors opening onto the rear garden. The kitchen also provides access to a practical utility room and a convenient downstairs cloakroom.

To the first floor, there are four well-proportioned bedrooms, with the master bedroom benefiting from an en-suite shower room, while a modern family bathroom completes the accommodation.

Externally, the property offers off-street parking to the front leading to the garage, while to the rear there is a sunny and spacious garden ideal for relaxing or entertaining.

Early viewing is essential to fully appreciate all this wonderful home has to offer.

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**Detached House**

**Downstairs Wc**

**Four Bedrooms**

**Garage & Gardens**

**En-Suite To Master**

**Freehold**

**Utility Room**

**EPC:B / Council Tax:D**

For any more information regarding the property please contact us today

**PRIMARY SERVICES SUPPLY**

Electricity: Mains  
Water: Mains  
Sewerage: Mains  
Heating: Mains Gas  
Broadband: Fibre to premises  
Mobile Signal Coverage Blackspot: No  
Parking: Garage & Driveway

**MINING**

The North East region is famous for its rich mining heritage and therefore it will be beneficial to conduct a mining search. Confirmation should be sought from a conveyancer as to its effect on the property, if any.

Management charge – To follow, not yet in place as estate not finished.  
6 years remaining on NHBC guarantee

**ACCESSIBILITY**

Ramped access.

**TENURE**

Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

**COUNCIL TAX BAND: D**

**EPC RATING: B**

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### Entrance

Via composite door.

### Entrance Hallway

Stairs to first floor landing, tiled flooring, single radiator.

### Lounge 15.81ft x 10.95ft (4.81m x 3.33m)

Double glazed window to front, double doors to diner/kitchen, television point.

### Kitchen/Diner 18.37ft x 10.28ft (5.59m x 3.13m)

Double glazed window to front, double radiator, fitted with a range of wall, floor and drawer units with co-ordinating roll edge work surfaces, stainless steel sink unit and drainer with mixer tap, upstands, built in electric fan assisted oven, gas hob with extractor fan above, integrated fridge freezer and dishwasher, LVT flooring in kitchen, carpet in dining area, built in storage cupboard, double glazed patio doors to rear.

### Utility Room 7.09ft x 5.21ft (2.16m x 1.58m)

Door to rear garden, fitted base units and work surface, plumbed for washing machine, LVT flooring, door to side access for garden, door to:

### Downstairs wc 5.25ft x 2.79ft (1.60m x 0.85m)

Low level wc, pedestal wash hand basin, laminate flooring, single radiator.

### First Floor Landing

Loft access, built in storage cupboard.

### Bedroom One 10.36ft x 12.32ft into wardrobes (3.15m x 3.75m)

Double glazed window to front, single radiator, built in cupboard.

### En-Suite 5.98ft x 6.77ft (1.82m x 2.06m)

Double glazed window to side, low level wc, pedestal wash hand basin, single radiator, extractor fan, shower cubicle (mains shower), part tiling to walls, LVT flooring.

### Bedroom Two 12.29ft x 9.31ft (3.74m x 2.83m)

Double glazed window to front, single radiator.

### Bedroom Three 9.70ft x 9.29ft (2.95x 2.83m)

Double glazed window to rear, single radiator.

### Bedroom Four 10.27ft x 7.28ft (3.13m x 2.21m)

Double glazed window to rear, single radiator.

### Bathroom 6.83ft x 6.31ft (2.08m x 1.92m)

Three piece white suite comprising of; panelled bath, pedestal wash hand basin, low level wc, double glazed window to rear, single radiator, part tiling to walls, LVT flooring.

### External

Low maintenance garden to front, driveway leading to garage. Rear garden laid mainly to lawn, patio area.

### Garage

Single attached garage with up and over door, power and lighting.

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         | 94 A      |
| 81-91 | B             | 83 B    |           |
| 69-80 | C             |         |           |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

**Money Laundering Regulations** – intending purchasers will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We will also use some of your personal data to carry out electronic identity verification. This is not a credit check and will not affect your credit score.

**Important Note:** Rook Matthews Sayer (RMS) for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute part or all of an offer or contract. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck the measurements before committing to any expense. RMS has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyer's interests to check the working condition of any appliances. RMS has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. No persons in the employment of RMS has any authority to make or give any representation or warranty whatever in relation to this property.

