

**BRUNTON**  
RESIDENTIAL



**HOLSWORTHY CRESCENT, CRAMLINGTON, NE23**

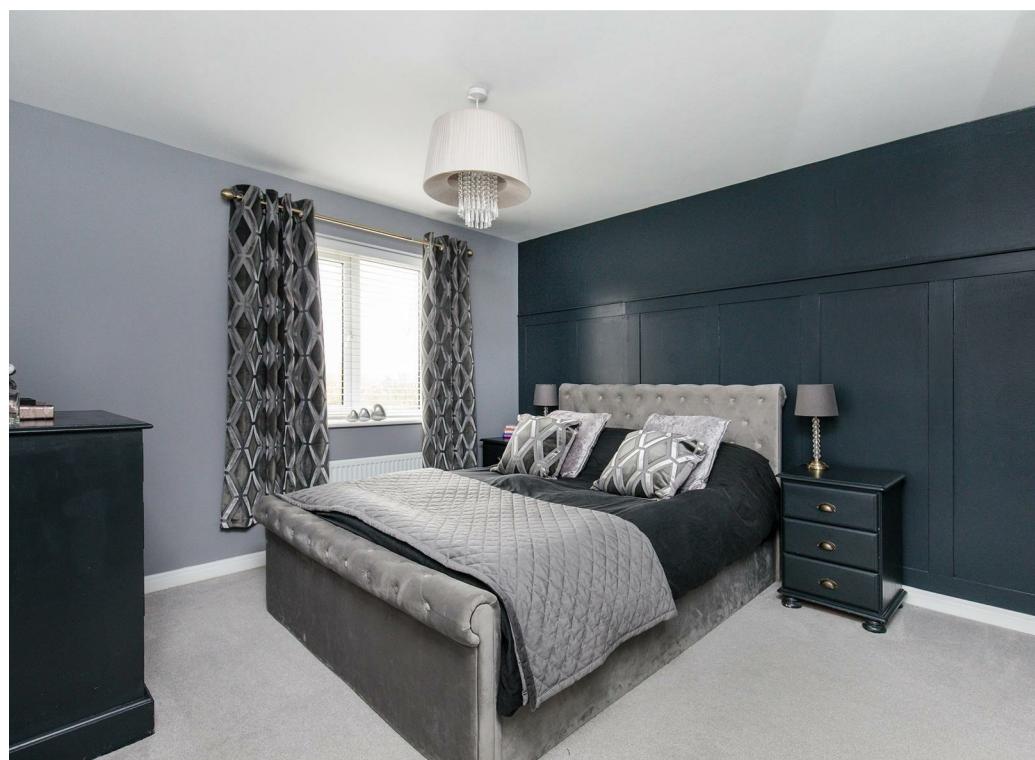
**£425,000**

# BRUNTON

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## RESIDENTIAL



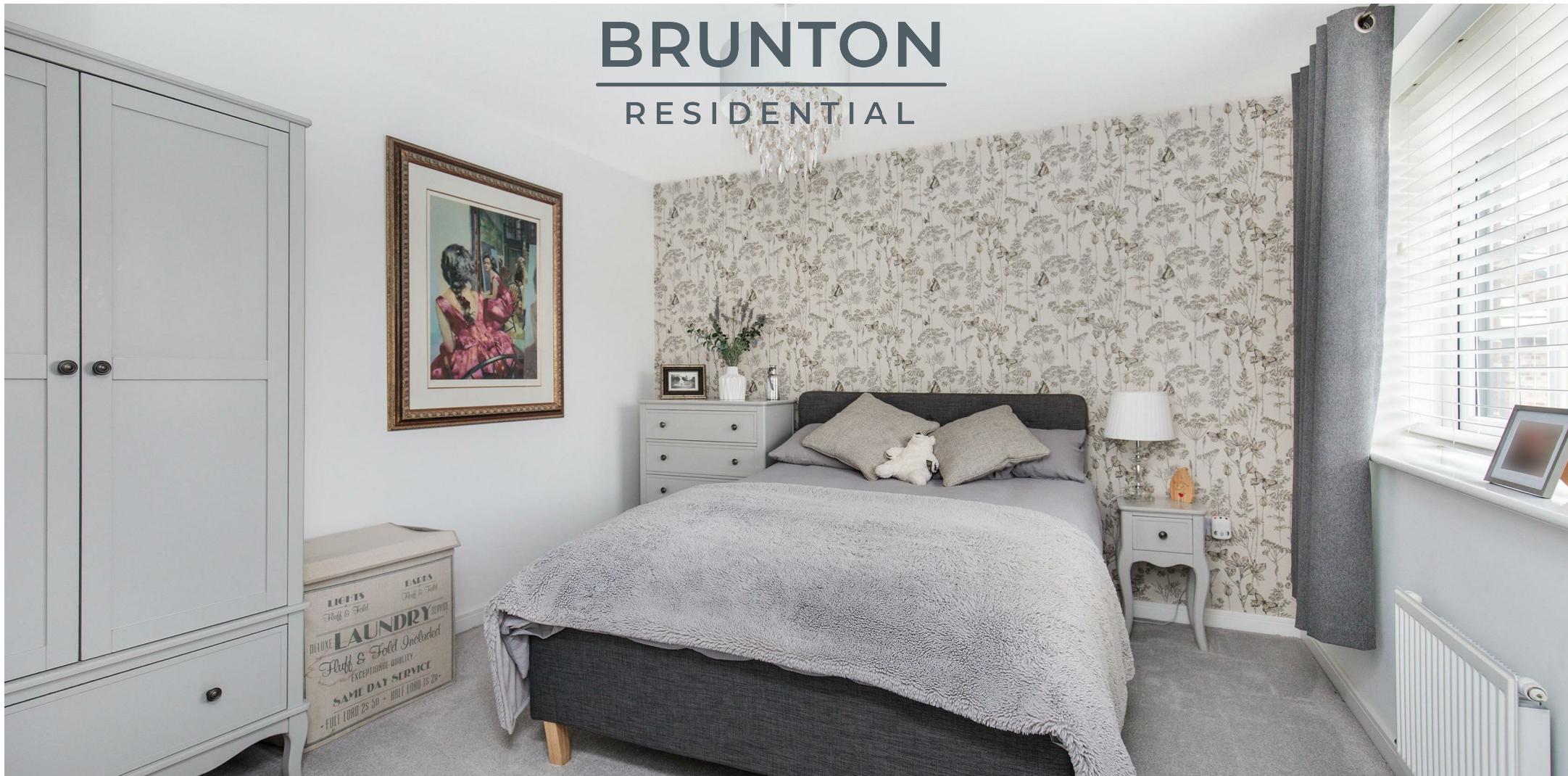


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## RESIDENTIAL





A beautifully presented four bedroom detached family home, pleasantly positioned on the sought after Fairways development in Cramlington with no onward chain. This modern property offers excellent kerb appeal with its double-width driveway and detached garage.

To the rear is a standout, low maintenance garden ideal for families and entertaining featuring an extensive artificial lawn, paved pathways, a raised decked seating area with space for outdoor furniture, BBQ area and a stylish garden room/outbuilding that would make a perfect home office, studio or bar.

The garden enjoys a good degree of privacy with fenced boundaries and mature planting.

Offering generous and flexible accommodation throughout, this is an ideal purchase for buyers seeking a ready to move into home in a popular, well connected location.

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From the moment you enter the inviting hallway, the home exudes quality. The spacious entrance features on trend décor, soft grey tones, and luxury flooring that flows seamlessly throughout the ground floor. The heart of the home is the spectacular open plan kitchen, dining and family area, a showpiece space designed for both everyday comfort and stylish entertaining. The kitchen features bespoke dark cabinetry, integrated appliances, Generous counter space, a breakfast bar area, and views over the rear garden.

A separate formal dining room offers versatility perfect as a playroom, home office or intimate dining space. The full length living room is a luxurious retreat, complete with a contemporary feature media wall, inset ambient fireplace, integrated display niches and French doors leading out to the garden, ensuring a bright, airy feel.

Additional conveniences include a utility room, guest WC, and two storage cupboards.

The upper level hosts four beautifully presented bedrooms, each thoughtfully decorated. The primary bedroom suite is a sophisticated sanctuary, complete with a walk in closet and a private en-suite with high-quality fixtures. Bedroom two also benefits from a stylish en-suite shower room, ideal for guests or family members. Bedrooms three and four are equally spacious and beautifully styled, offering flexibility for children, guests, or home working.

A pristine family bathroom serves the remaining rooms.

To the rear of the property lies a standout landscaped garden, offering complete privacy and year round usability. Featuring an expansive artificial lawn, elegant paved walkways, a raised decked entertaining terrace, BBQ zone and an impressive fully insulated garden room, this outdoor space is truly an extension of the home. The garden room lends itself perfectly to a home office, gym, bar, or creative studio.

The front elevation presents superb kerb appeal, with a double driveway with access to a detached garage.



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TENURE : Freehold

LOCAL AUTHORITY : Northumberland County Council

COUNCIL TAX BAND : E

EPC RATING : B



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	85	93
(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		