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DUNDONALD DRIVE, THE FAIRWAYS, CRAMLINGTON, NE23

Offers Over £210,000

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Well presented three-bedroom mid-terrace townhouse located within the popular Fairways development on Dundonald Drive.

The property is arranged over three storeys and offers a living room, kitchen/diner and convenient WC to the ground floor. The first floor provides two double bedrooms and a family bathroom, while the top floor is dedicated to the main bedroom. Externally, there is a landscaped rear garden and driveway parking.

The Fairways is a highly sought-after modern development on the outskirts of Cramlington, offering an attractive mix of contemporary homes surrounded by landscaped green spaces. Ideally positioned for families and professionals alike, the development benefits from excellent transport links to Newcastle, the A1 and A19, while Cramlington town centre, Manor Walks Shopping Centre, highly regarded schools, leisure facilities and scenic Northumberland countryside are all within easy reach.

Combining modern living with a welcoming community atmosphere, The Fairways is an ideal place to call home.

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The internal accommodation comprises: an entrance hallway which leads directly into the spacious living room, a bright and welcoming space, with a useful downstairs storage cupboard. To the rear of the lounge is an inner hall with a convenient WC, access to the kitchen/diner and stairs leading up to the first floor.

The kitchen/diner spans the width of the property and is fitted with a modern range of wall and base units complemented by contemporary worktops and brushed metal splashback. Integrated appliances include a dish washer and fridge-freezer, while a window and French doors provide excellent natural light and direct access to the rear garden, creating an ideal space for both everyday living and entertaining.

The first-floor landing gives access to two generous double bedrooms and the family bathroom. The bathroom is presented with contemporary tiling, a bath with a shower over, a pedestal wash basin, WC and a heated towel rail. Stairs then lead up to the second floor, where the impressive main bedroom occupies the entire level. This substantial room benefits from dual aspect Velux windows which flood the space with natural light, along with ample room for a super king bed, wardrobes and additional furnishings, creating a bright and airy retreat on its own floor.

Externally, the property benefits from a driveway to the front providing off-road parking for one vehicle. To the rear is an enclosed landscaped garden featuring a paved patio seating area, lawn and pathway, offering an attractive and low-maintenance outdoor space.



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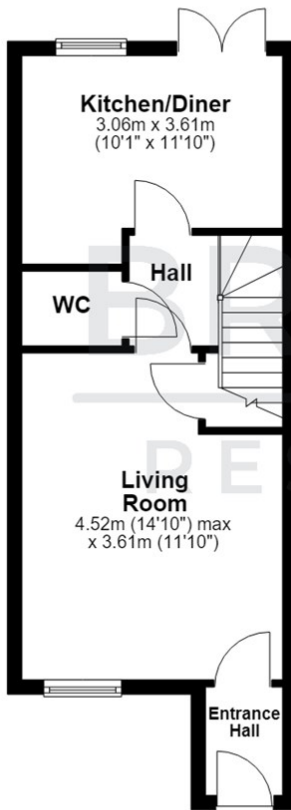
TENURE : Freehold

LOCAL AUTHORITY :

COUNCIL TAX BAND : B

EPC RATING : B

Ground Floor
Approx. 33.4 sq. metres (359.1 sq. feet)



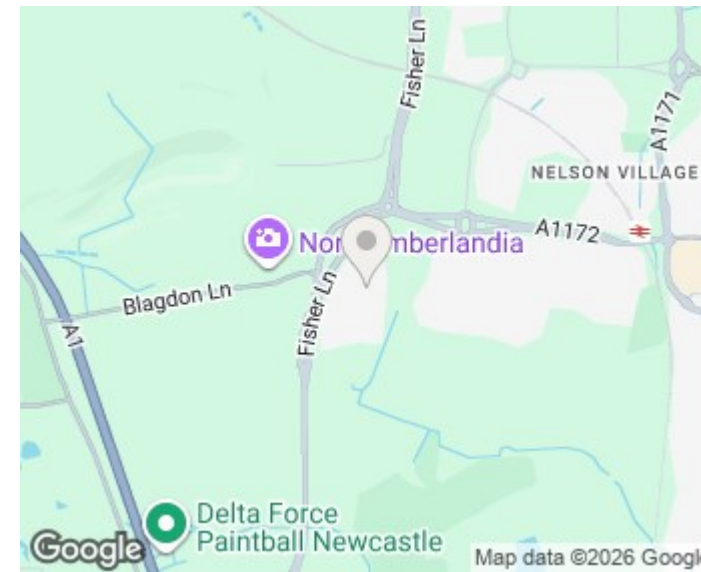
First Floor
Approx. 31.1 sq. metres (335.2 sq. feet)



Second Floor
Approx. 25.9 sq. metres (278.8 sq. feet)



Total area: approx. 90.4 sq. metres (973.2 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			95
(81-91) B		85	
(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 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	