

# BRUNTON

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## RESIDENTIAL



**SAUNTON GARDENS, THE FAIRWAYS, CRAMLINGTON, NE23**

**Offers Over £239,950**

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### THREE BEDROOMS - SEMI-DETACHED HOUSE - SOUGHT-AFTER LOCATION

Brunton Residential are delighted to offer for sale this three-bedroom semi-detached home on Saunton Gardens, located on The Fairways estate in Cramlington.

The property features three well-proportioned bedrooms, with the principal bedroom benefiting from an en-suite shower room. It also has a spacious lounge and a kitchen/diner. Further highlights include an attached garage providing off-street parking and an enclosed rear garden.

Situated in Cramlington, this property benefits from excellent amenities, including highly regarded schools, local shops, and leisure facilities. The area is well-connected with convenient transport links to Newcastle and the surrounding towns.

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Upon entering, you are welcomed into an entrance vestibule that leads to a spacious lounge featuring a fireplace and a front-aspect window.

Beyond the lounge, a hallway provides access to the ground-floor WC, stairs leading to the first-floor landing, and an access door to the garage. Spanning the full width of the property at the rear is a generous kitchen/diner. This modern space features French doors opening onto the garden and is fitted with a range of wall and floor units, granite work surfaces, and integrated appliances, including an oven, hob, and extractor fan, along with space for additional appliances. A rear-facing window offers pleasant views of the enclosed garden.

Upstairs, the landing leads to a well-proportioned principal bedroom, complete with an en-suite shower room, which includes a walk-in shower, washbasin, and WC. The landing also features a storage cupboard and provides access to a three-piece family bathroom that serves the remaining two bedrooms.

Externally, the property benefits from a double driveway to the front, offering off-street parking and an attached garage. To the rear, there is an enclosed garden, primarily laid with gravel, featuring a paved patio seating area and fenced boundaries for added privacy.



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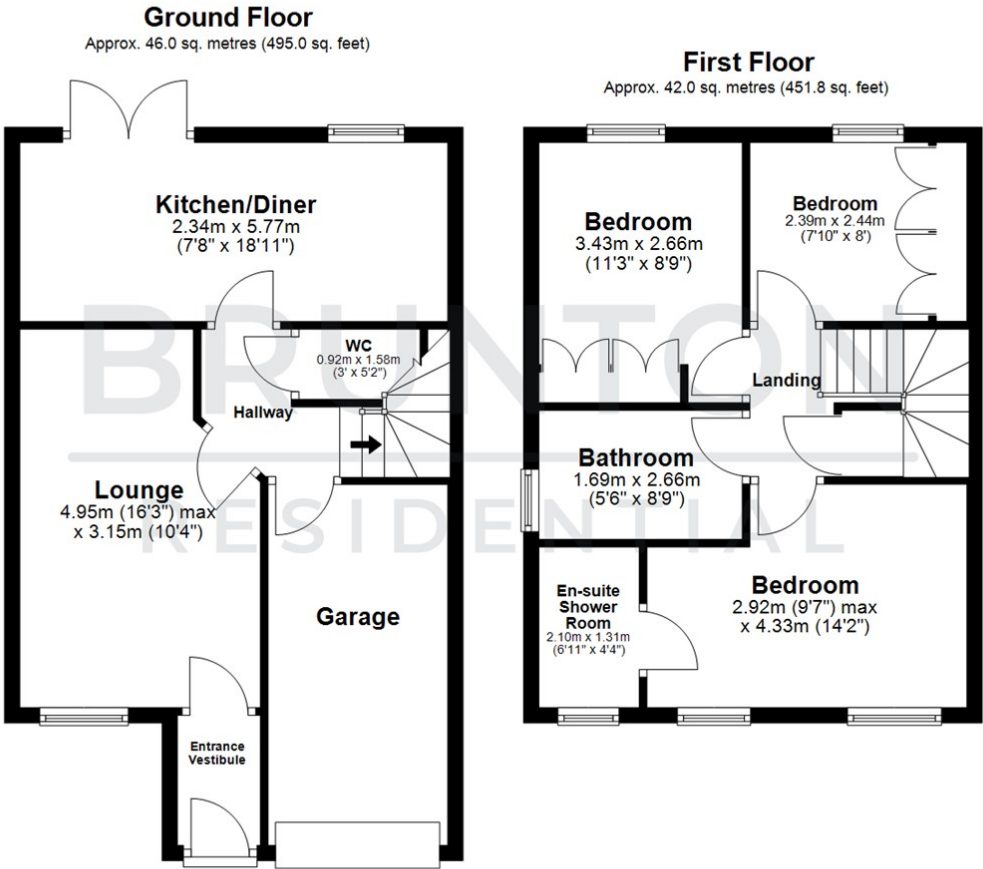
## RESIDENTIAL

TENURE : Freehold

LOCAL AUTHORITY : Northumberland  
County Council

COUNCIL TAX BAND : B

EPC RATING : C



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) <b>A</b>                          |                         | <b>92</b> |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| 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) <b>A</b>                                              |                         |           |
| (81-91) <b>B</b>                                                |                         |           |
| (69-80) <b>C</b>                                                |                         |           |
| (55-68) <b>D</b>                                                |                         |           |
| (39-54) <b>E</b>                                                |                         |           |
| (21-38) <b>F</b>                                                |                         |           |
| (1-20) <b>G</b>                                                 |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |
| England & Wales                                                 | EU Directive 2002/91/EC |           |