

# BRUNTON

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## RESIDENTIAL



**ARCHERFIELD DRIVE, THE FAIRWAYS, CRAMLINGTON, NE23 8BQ**

**Offers Over £425,000**

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Well-presented four-bedroom detached home situated within the popular Fairways development in Cramlington, offering modern accommodation ideally suited to family living.

The property benefits from a spacious front-aspect living room and a superb open-plan kitchen/dining room to the rear, complete with French doors and an attractive exposed brick feature wall. There are four well-proportioned bedrooms, two with en-suite shower rooms, along with a contemporary family bathroom and useful storage throughout. Externally, the property offers driveway parking to the front and a private enclosed garden to the rear, featuring a combination of patio, lawn and a raised decked pergola area, creating a versatile and enjoyable outdoor space.

The location provides convenient access to a range of local amenities, including shops, schools and leisure facilities, as well as good transport links to Cramlington town centre, Newcastle and the surrounding areas.

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The internal accommodation comprises: an entrance hallway with stairs leading up to the first-floor landing. To the left, there is access to the integral garage, while to the right is a spacious front-aspect living room, offering a comfortable and well-proportioned reception space. From the hallway, there is also a convenient ground-floor WC and under-stair storage.

To the rear of the property is a superb open-plan kitchen/dining room, forming the heart of the home. This impressive space benefits from rear-aspect windows and French doors opening out to the garden, allowing for excellent natural light and a strong connection to the outside. The kitchen is fitted with a stylish range of modern wall and base units, integrated appliances and ample worktop space, complemented by a striking exposed brick feature wall which adds character and a contemporary finish. The space comfortably accommodates a dining area, making it ideal for both everyday living and entertaining. A useful utility room completes the ground floor accommodation.

To the first floor, the landing provides access to four well-proportioned bedrooms, two of which benefit from en-suite shower rooms. Two of the bedrooms also include built-in storage, and there is an additional useful storage cupboard located off the landing. The remaining bedrooms are served by a well-appointed family bathroom comprising a bath, WC and wash hand basin.

Externally, to the front of the property, there is a driveway providing off-street parking for one to two vehicles. To the rear, there is an enclosed garden with timber fencing, featuring a block-paved seating area, a lawned section and a raised decked pergola area towards the rear, offering an additional space for outdoor seating and entertaining.



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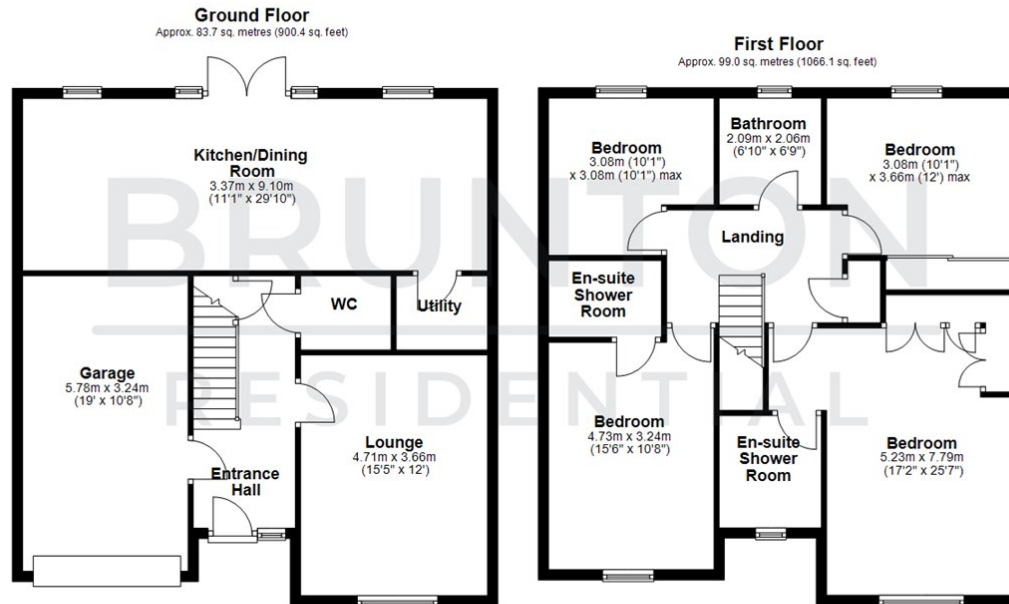
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TENURE : Freehold

LOCAL AUTHORITY : Northumberland CC

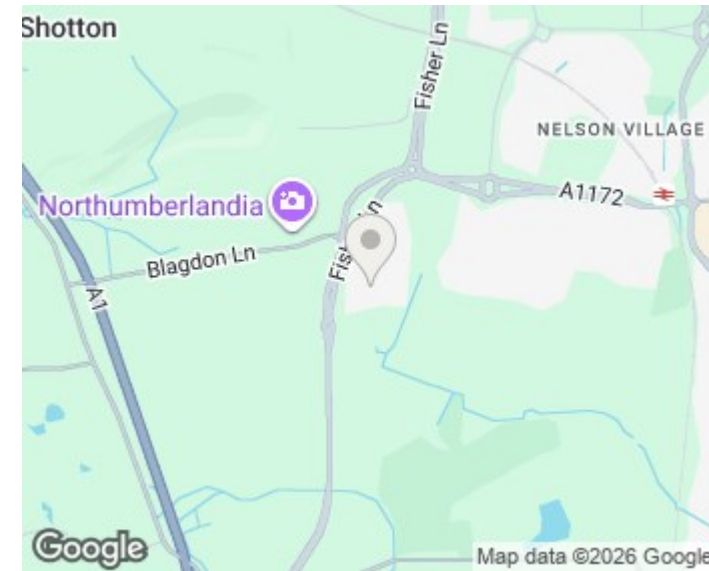
COUNCIL TAX BAND : E

EPC RATING : B



Total area: approx. 182.7 sq. metres (1966.5 sq. feet)

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>93</b>
(81-91) <b>B</b>		<b>84</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	