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MUSSELBURGH CIRCLE, THE FAIRWAYS, CRAMLINGTON, NE23

Offers Over £250,000

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BAUHAUS AUSTELLUNG
bauhaus
BAUHAUS 1926

Definitely Maybe

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Modern three-bedroom semi-detached family home situated within the sought-after Fairways development in Cramlington.

A particular highlight is the spacious open-plan kitchen and dining room, which provides an excellent space for modern family living and entertaining, with French doors opening directly onto the enclosed rear garden. The generous lounge offers a comfortable reception room, whilst the principal bedroom benefits from the added luxury of an en-suite shower room. Externally, the landscaped rear garden combines a generous artificial lawn with a paved seating area, creating an attractive and low-maintenance outdoor space.

Musselburgh Circle forms part of the highly regarded Fairways development in Cramlington, a modern residential area popular with families and professionals alike. The property is conveniently located for local shops, supermarkets, schools and leisure facilities, while Manor Walks Shopping Centre is only a short distance away. Excellent transport links provide easy access to the A19, A1 and Newcastle city centre, with nearby rail connections and Cramlington Hospital further enhancing the appeal of this well-connected location.

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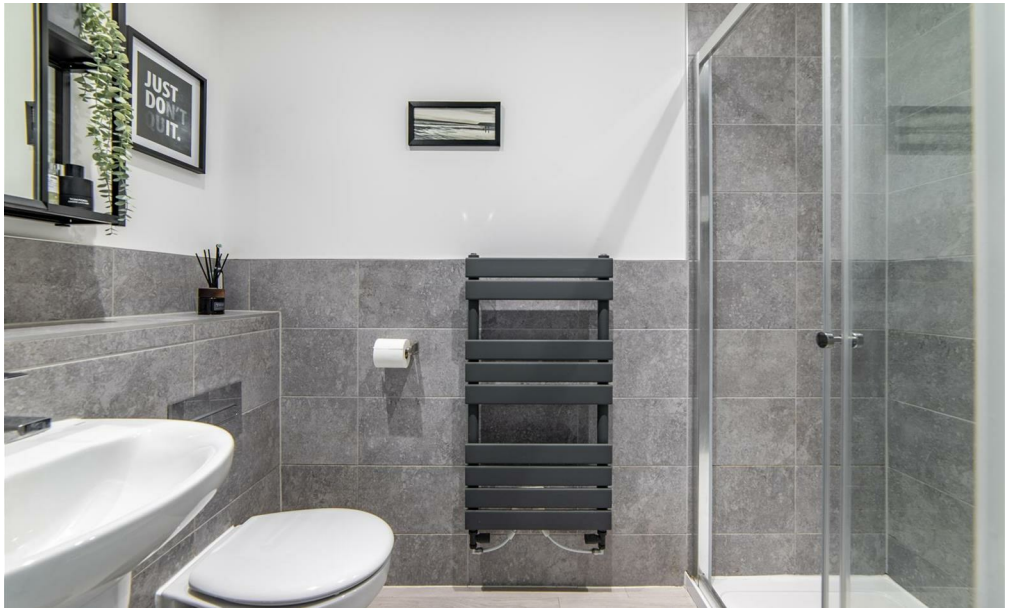
The internal accommodation comprises: an entrance hallway providing access to the principal ground-floor accommodation. Positioned straight ahead is a convenient ground-floor WC, whilst a door to the left opens into the spacious lounge. Enjoying a pleasant front-facing aspect, the lounge offers an excellent reception space for everyday living and entertaining, with a contemporary media wall providing an attractive focal point and creating the perfect setting for relaxing or enjoying movie nights.

To the rear of the lounge, a staircase rises to the first-floor accommodation, while a door leads through to the impressive kitchen and dining room. Fitted with a contemporary range of wall and base units, generous worktop space and integrated appliances, the kitchen opens into a spacious dining area, creating an ideal environment for modern family life. French doors open directly onto the rear garden, allowing an abundance of natural light to flood the room and providing an excellent connection between the indoor and outdoor living spaces.

To the first floor, the landing provides access to three bedrooms and the family bathroom. The principal bedroom is a generous double room positioned to the rear of the property and benefits from a stylish en-suite shower room. Bedroom two is another comfortable double room, whilst bedroom three provides flexible accommodation that could equally serve as a child's bedroom, nursery or home office. Completing the first floor is the family bathroom, fitted with a bath, wash hand basin and WC.

Externally, the property enjoys an enclosed rear garden comprising a generous lawn and a paved patio seating area, creating an attractive space for outdoor dining and entertaining. To the front, a driveway provides off-road parking and leads to the detached garage, offering additional storage or secure parking.



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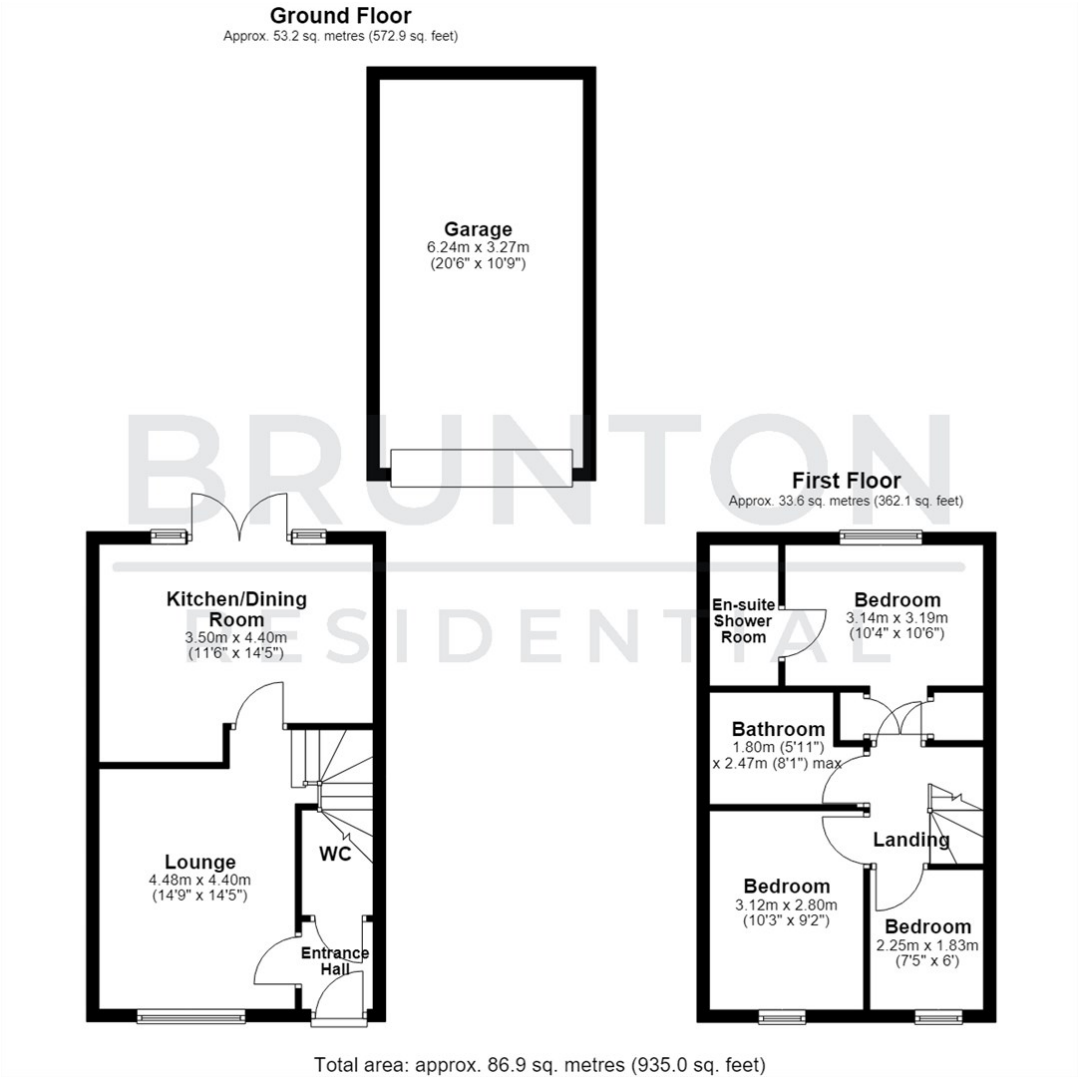
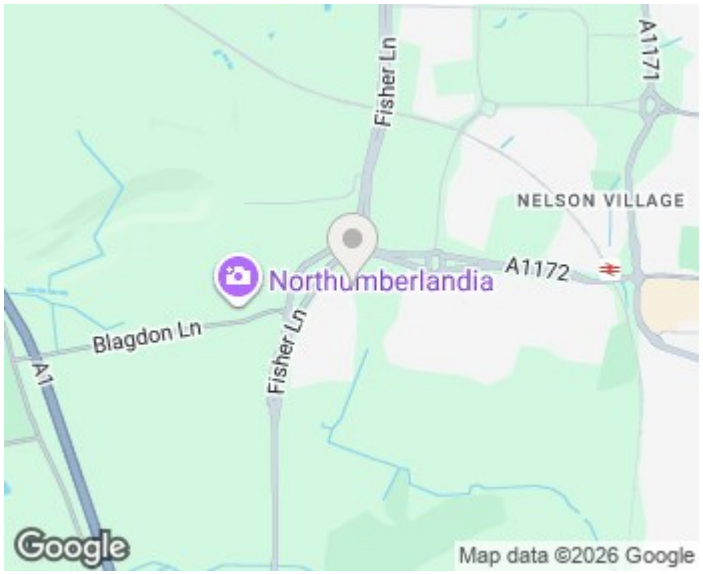
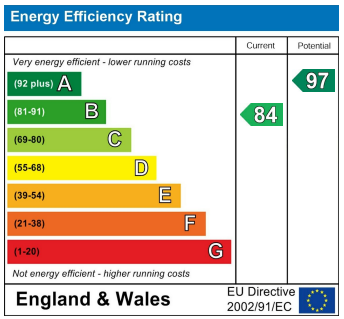
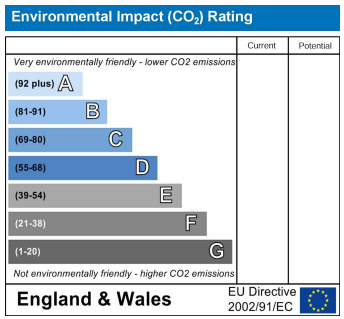
TENURE : Freehold

LOCAL AUTHORITY : Northumberland CC

COUNCIL TAX BAND : B

EPC RATING : B