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LITTLESTONE WYND, THE FAIRWAYS, CRAMLINGTON NE23

£285,000

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A well-presented detached three-bedroom home located on Littlestone Wynd in Cramlington, offering bright and practical accommodation ideal for families, first-time buyers or those looking to upsize.

The ground floor features a central hallway leading through to a welcoming living room to the left with a window to the front elevation. Continuing through the house there is a convenient ground-floor WC, and an open-plan kitchen-diner to the rear. The kitchen is fitted with a range of wall and base units with integrated appliances and offers ample space for dining furniture, while windows and French doors open onto the rear garden, allowing plenty of natural light. Following the kitchen round, there is a useful utility room and a door allowing access into the side passage of the home. Upstairs, there are three well-proportioned bedrooms, with the principal bedroom benefiting from an en-suite shower room, while a family bathroom serves the remaining rooms.

Littlestone Wynd is situated within a popular residential area of Cramlington, close to a range of local amenities, shops and well-regarded schools. The property also benefits from excellent transport links, including easy access to the A19 and A1, making commuting to Newcastle and the surrounding areas convenient.

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The internal accommodation comprises: an welcoming hallway that opens left to a beautifully presented living room that enjoys a window overlooking the front of the property. The central hallway leads to an open-plan kitchen-diner that is well-equipped with a range of fitted wall and base units and integrated appliances. There is ample space for dining furniture, as well as windows and French doors leading out to the rear garden and allowing for plenty of natural light to flood the space. Also on the ground floor is a convenient WC and useful utility room, with both rooms having a modern and stylish look that in keeps with the rest of the property.

The central hallway also has stairs that leads up to the first-floor landing, giving access to three well-proportioned bedrooms. The principal bedroom to the front of the property enjoys an en-suite shower room comprising a WC, wash hand basin, a shower and a heated towel rail. A well-appointed family bathroom serves the remaining bedrooms and has a WC, a wash hand basin and a bath with a heated towel rail, completing the upstairs accommodation.

Externally, there is a garage behind the property with off-street parking for one to two vehicles. The garage can also be accessed through the enclosed garden which is laid mainly to lawn with paved patio seating areas and planters, creating the ideal space for everyday family life and entertainment.



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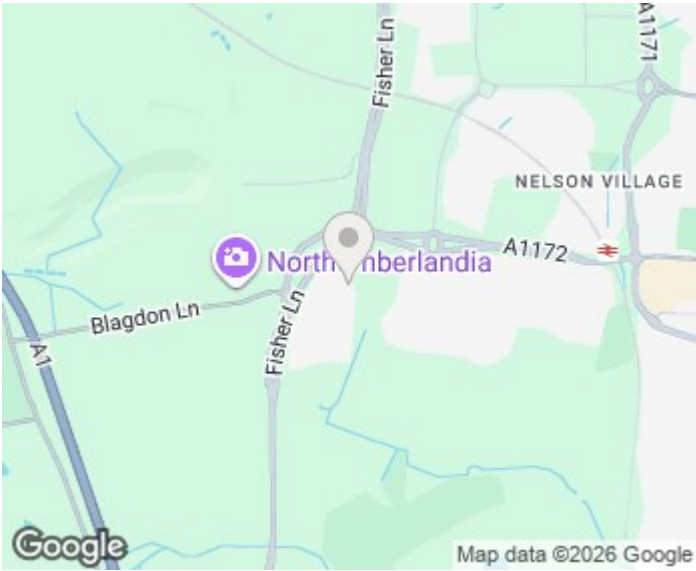
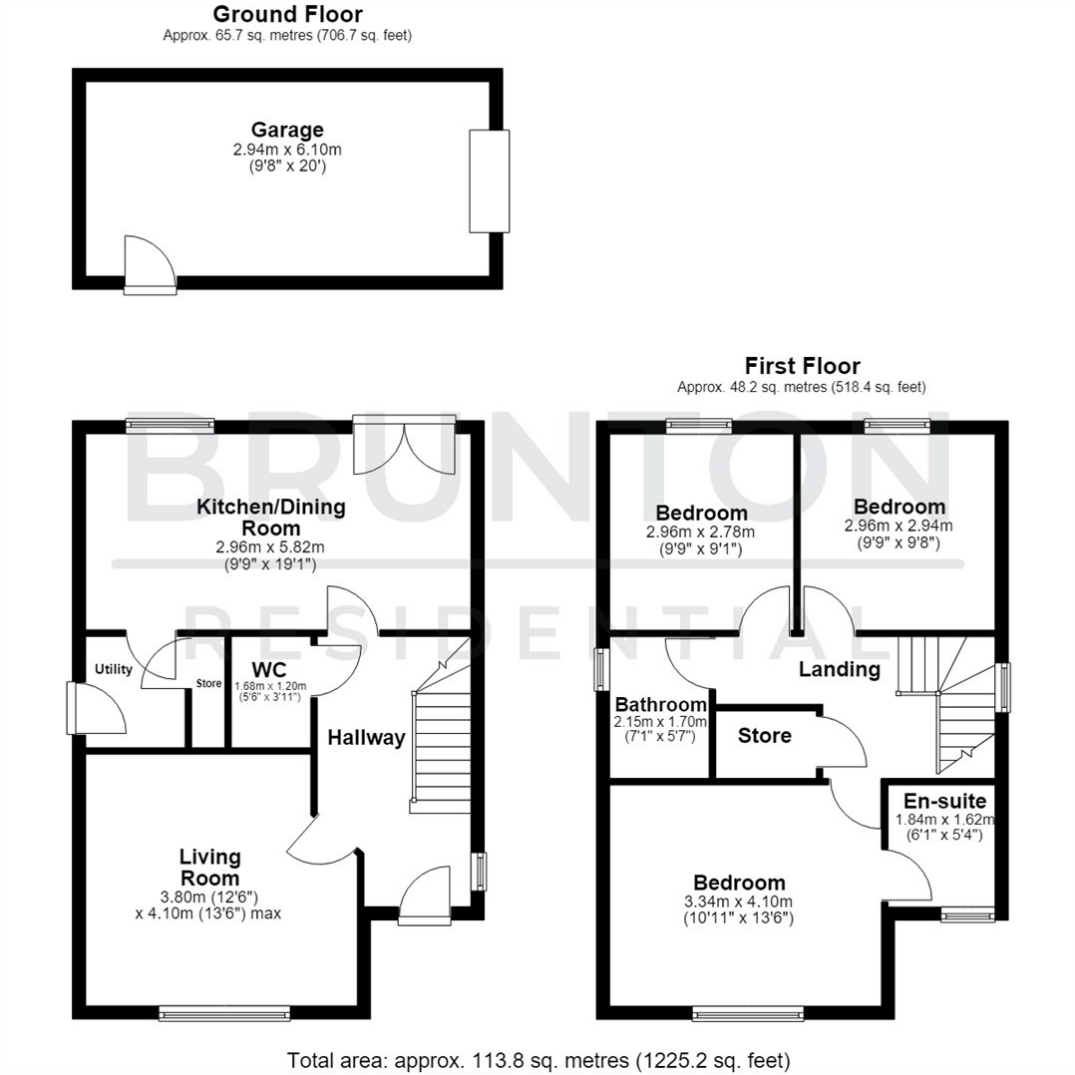
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TENURE : Freehold

LOCAL AUTHORITY : Northumberland CC

COUNCIL TAX BAND : C

EPC RATING : B



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B	83	
(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		