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SAUNTON GARDENS, THE FAIRWAYS, CRAMLINGTON, NE23

Offers Over £230,000

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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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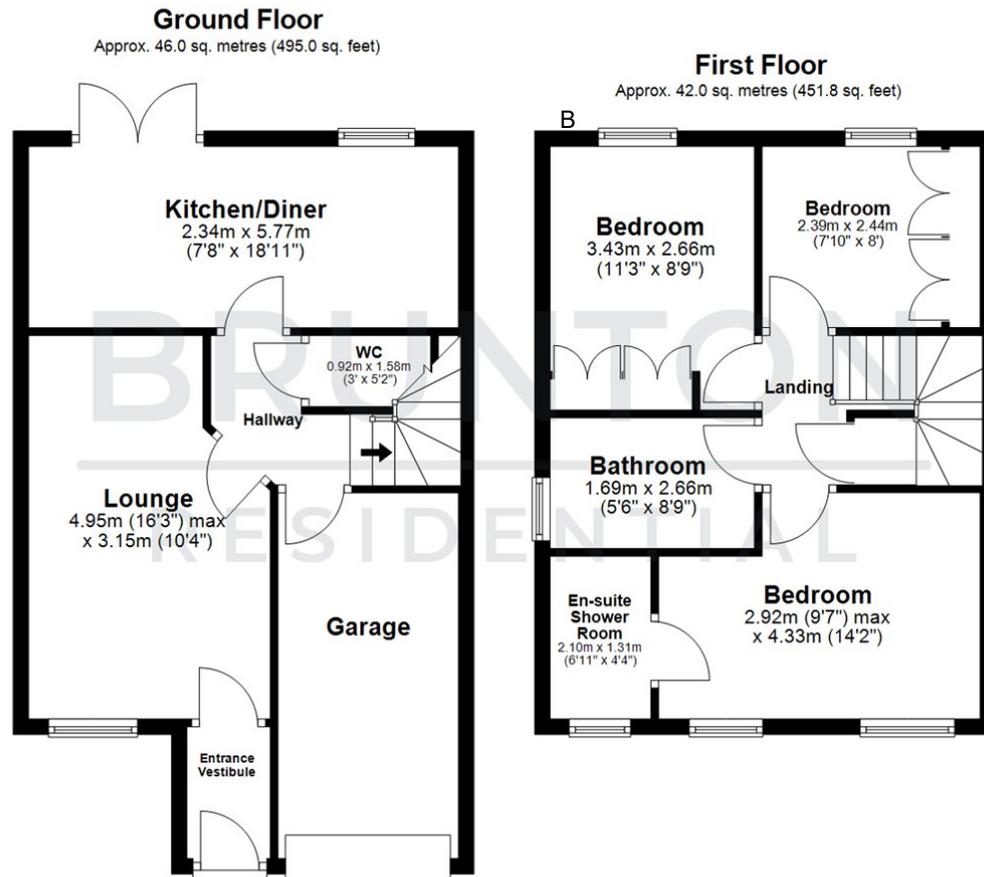
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TENURE : Freehold

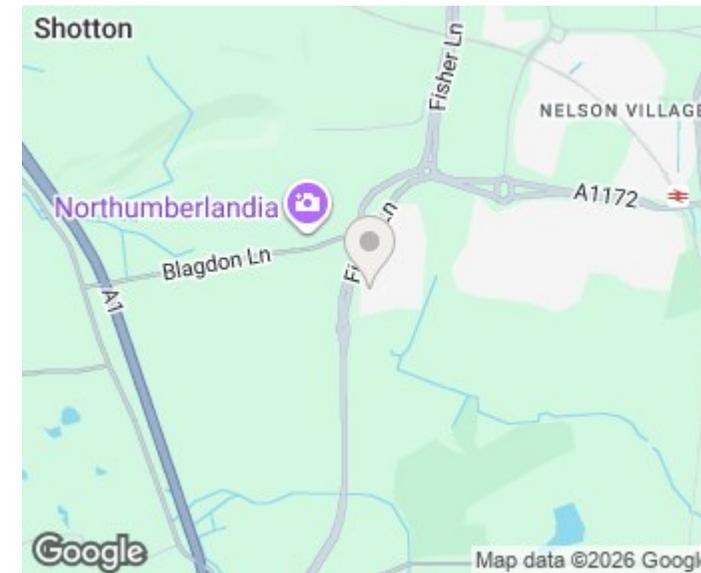
LOCAL AUTHORITY : Northumberland
County Council

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
79	92
<p>Very energy efficient - lower running costs</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not energy efficient - higher running costs</p>	
<p>EU Directive 2002/91/EC</p> <p>England & Wales</p>	

Environmental Impact (CO ₂) Rating	
Current	Potential
<p>Very environmentally friendly - lower CO₂ emissions</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not environmentally friendly - higher CO₂ emissions</p>	
<p>EU Directive 2002/91/EC</p> <p>England & Wales</p>	