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LITTLESTONE WYND, THE FAIRWAYS, CRAMLINGTON, NE23

£280,000

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A well-presented 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 an entrance vestibule leading into a welcoming living room with a window to the front elevation. From here, a central hallway provides access to the stairs, 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. 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 entrance vestibule that opens into a welcoming living room that enjoys a window overlooking the front of the property. From here, there is access to a central hallway with stairs to the first floor and a convenient ground-floor WC. The hallway then 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.

The first-floor landing gives 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, the front of the property has a garage with off-street parking for one to two vehicles, while to the rear, there is a timber-enclosed garden which is laid mainly to lawn with paved patio seating areas, creating the ideal space for everyday family life and entertainment.

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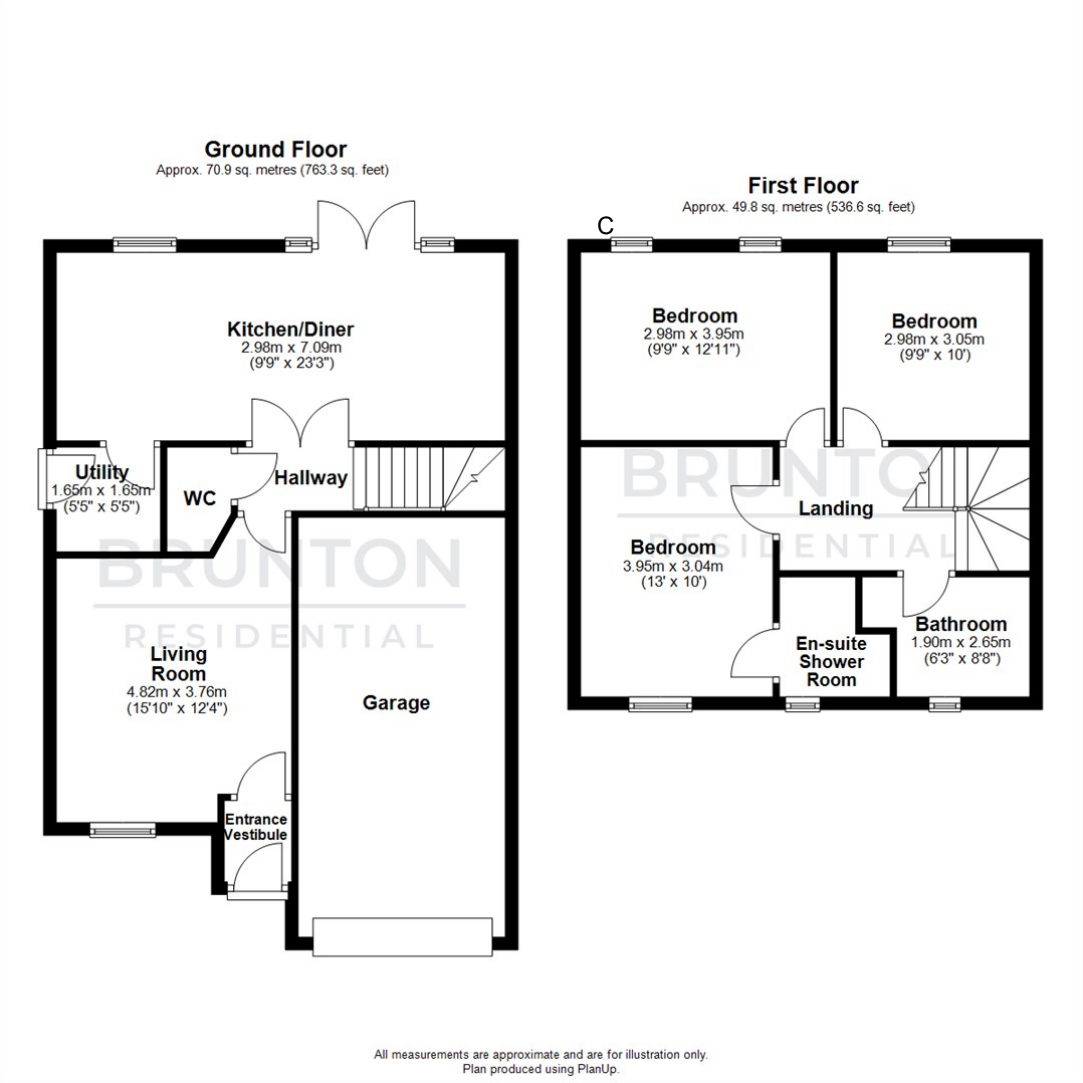
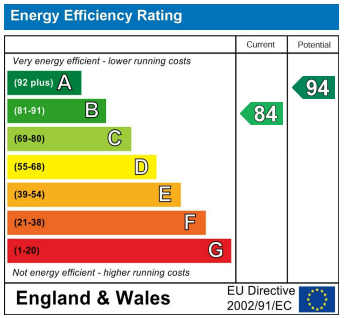
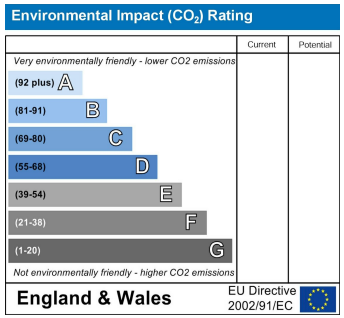
TENURE : Freehold

LOCAL AUTHORITY : Northumberland CC

COUNCIL TAX BAND : C

EPC RATING : B