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HOLSWORTHY CRESCENT, THE FAIRWAYS, NE23

Offers Over £360,000

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FOUR BEDROOMS – DETACHED HOUSE – TWO EN SUITES

Brunton Residential are delighted to offer for sale this spacious four-bedroom detached home on Holsworthy Crescent, located within The Fairways, Cramlington.

The property features four good-sized bedrooms, two which include en suite shower rooms. The property also features an open-plan kitchen, dining and living area, a utility room and an attached garage, offering off-street parking.

Situated in Cramlington, this property has access to a wide range of local amenities, including shopping centres, well-regarded schools, and leisure facilities. Excellent transport links also provide easy access to Newcastle and surrounding areas.

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Upon entering the property, you are welcomed into a hallway with fitted Hammonds under stair storage and access into the integral garage on the left. To the right is a front aspect lounge. Further along the hallway is a ground floor WC and access into a spacious open-plan kitchen, dining, and living area spanning the full width of the property. This versatile space features French doors opening out to the rear garden.

The kitchen is well-equipped with a range of floor and wall units, integrated appliances including an oven, hob, and extractor fan, and a rear-facing window overlooking the garden. From here, you have access to a useful utility room fitted with additional storage cupboards, a sink, and space for further appliances.

Upstairs, the first floor landing gives access to four well-proportioned bedrooms. Two of the bedrooms benefit from en-suite shower rooms, while two also feature fitted wardrobes the master from Hammonds. There is a storage cupboard on the landing for added convenience.

Externally, the front of the property includes a neatly maintained, low-maintenance garden and a driveway offering off-street parking for two vehicles, leading to an attached garage. To the rear, the enclosed garden features a lawned area, planted borders, and a paved patio seating area that overlooks the wildlife corridor.



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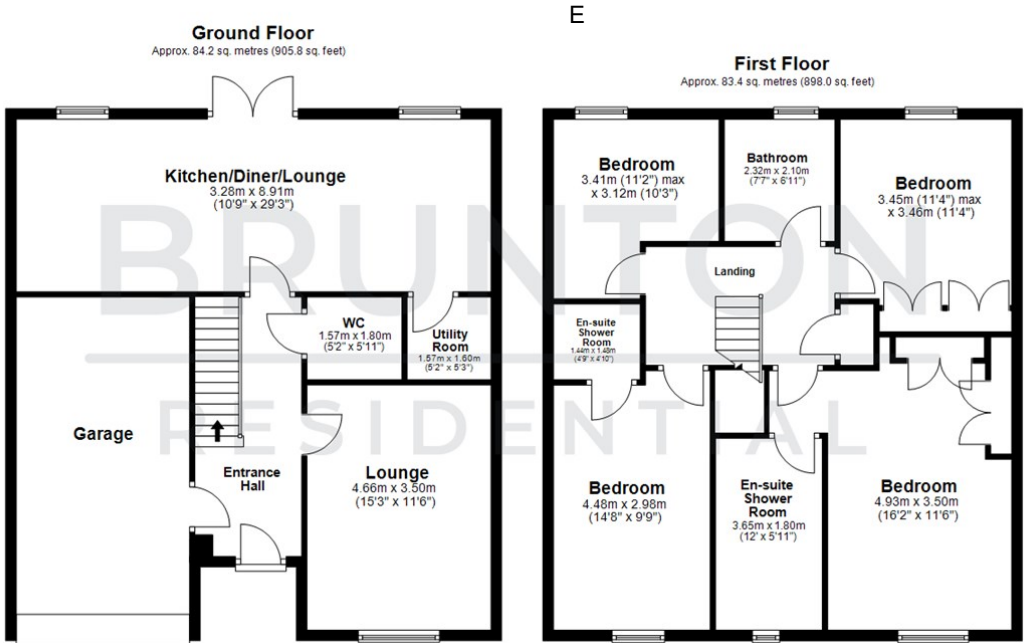
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TENURE : Freehold

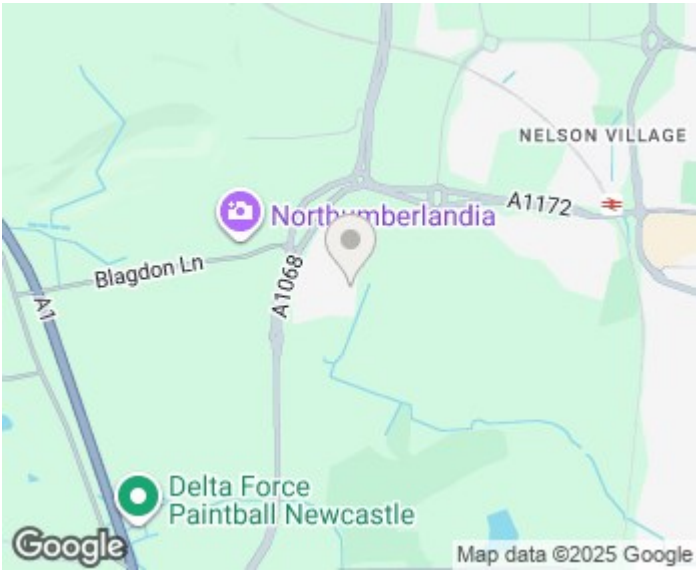
LOCAL AUTHORITY : Northumberland
County Council

COUNCIL TAX BAND : E

EPC RATING : B



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) A		93
(81-91) B	85	
(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	