

# BRUNTON

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## RESIDENTIAL



**WOKING CRESCENT, THE FAIRWAYS, NE23**

**£250,000**

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Immaculate detached family home offering 977 sq. ft. of living space, including three well-proportioned bedrooms, two bathrooms, a spacious lounge, and an open-plan kitchen/diner. The property also features a garage and a large rear garden, providing excellent spaces for relaxation and entertainment.

Situated in Woking Crescent, this home combines suburban charm with convenience. Surrounded by countryside, the area offers opportunities for outdoor activities and access to green spaces. Families benefit from proximity to well-regarded schools, while commuters enjoy excellent transport links, including the A1, A19, and Cramlington Railway Station, less than a mile away.

This well-laid-out home is ideal for family living, perfectly balancing comfort, functionality, and location.

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The internal accommodation comprises: An entrance hall leading into a spacious lounge with a front-aspect window. To the rear of the lounge, a hallway provides access to the stairs leading up to the first floor. The hallway further leads to the kitchen/diner, a WC, and an office, which in turn offers access to the garage/store

The kitchen/diner is well-equipped with modern floor and base units, as well as integrated appliances. It features a window overlooking the rear garden and French doors that open directly onto the garden.

The first-floor landing provides access to three well-proportioned bedrooms. The main bedroom, situated at the front, benefits from an en-suite shower room. A family bathroom serves the remaining two bedrooms. The first floor is complemented by a convenient storage unit located just off the landing.

Externally, the property features front and rear gardens laid to lawn. The rear garden faces south and is enclosed with wooden fencing, providing privacy, while the front of the property boasts a double driveway, offering off-street parking for two cars.



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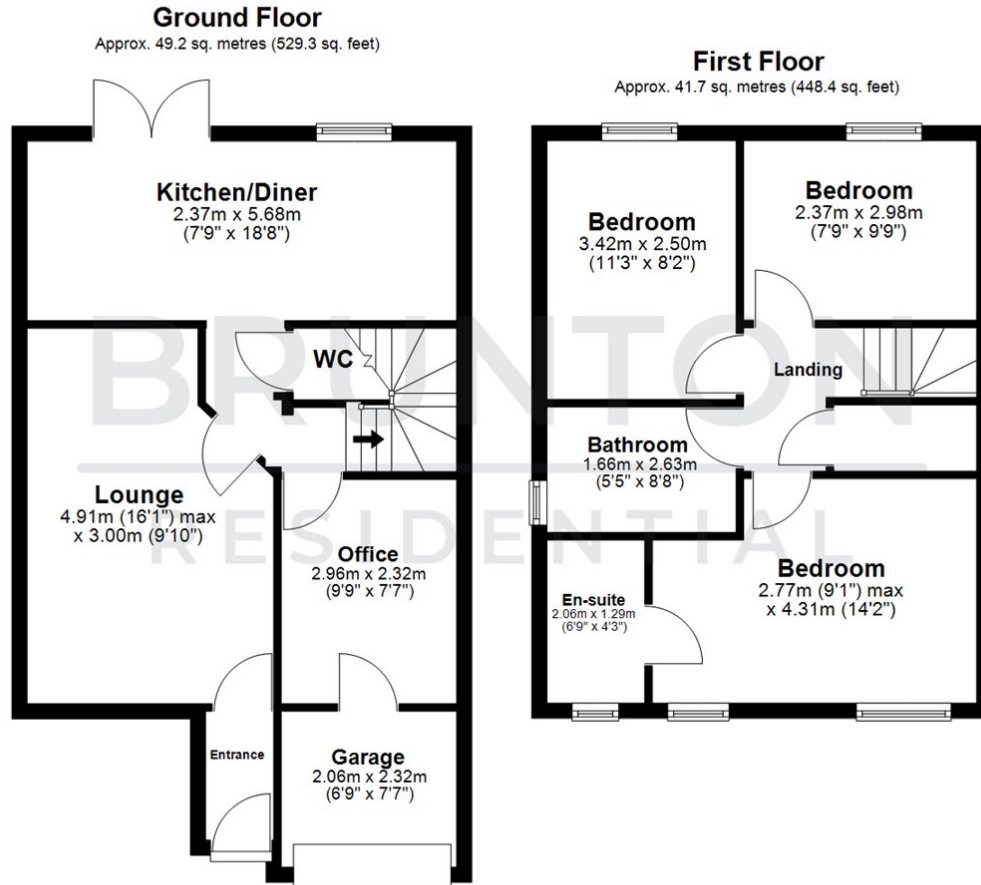
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TENURE : Freehold

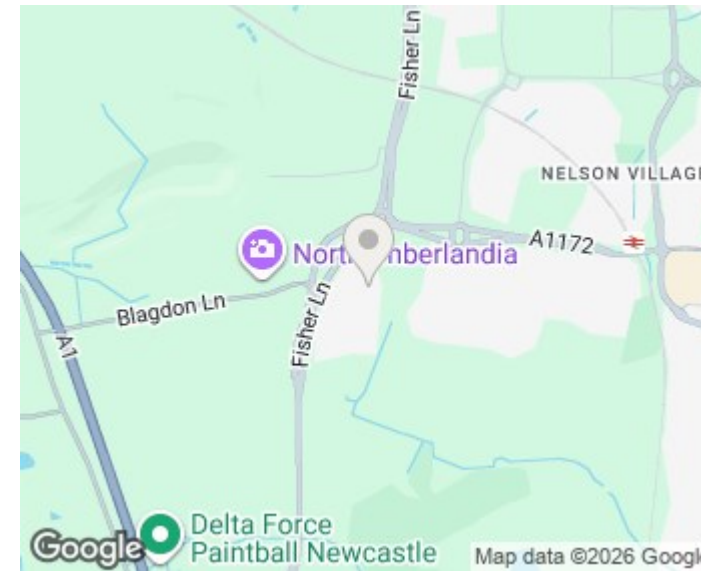
LOCAL AUTHORITY : Northumberland City Council

COUNCIL TAX BAND : C

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) <b>A</b>			<b>95</b>
(81-91) <b>B</b>		<b>83</b>	
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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