

BRUNTON

RESIDENTIAL



CHURSTON GARDENS, THE FAIRWAYS, CRAMLINGTON, NE23

Offers Over £180,000

BRUNTON

RESIDENTIAL





BRUNTON

RESIDENTIAL





Well-presented two-bedroom semi-detached Bellway home located within The Fairways, Cramlington

The property is arranged over two storeys and offers well-proportioned accommodation throughout, including a spacious lounge diner, modern fitted kitchen with integrated appliances and a ground-floor WC. On the first floor are two generous double bedrooms and a family bathroom. Externally, the property benefits from a south-facing rear garden, double driveway parking and the remainder of its NHBC warranty.

The Fairways is a sought-after modern development on the outskirts of Cramlington, offering convenient access to a wide range of everyday amenities. Nearby are local shops, supermarkets, leisure facilities, healthcare services and well-regarded schools, whilst Manor Walks Shopping Centre provides an excellent selection of retail, dining and entertainment options. Excellent road links via the A19 and A1 provide easy access to Newcastle, North Tyneside and Northumberland, whilst Cramlington railway station and local bus services further enhance connectivity. The area remains particularly popular with commuters, professionals, first-time buyers and those seeking a well-connected residential setting.

BRUNTON

RESIDENTIAL



BRUNTON

RESIDENTIAL

The internal accommodation comprises: an entrance hallway with a convenient WC, finished with contemporary half-height tiling and chrome trim, stairs leading up to the first floor and access to the kitchen. The kitchen is fitted with a range of modern wall and base units, complementary work surfaces and integrated appliances, creating a sleek and practical space. Positioned beyond the staircase is the main reception area, providing an excellent sense of flow throughout the ground floor.

The lounge and dining area spans the full width of the property and offers a bright, versatile living space with ample room for both seating and dining furniture. French doors frame views across the rear garden and allow natural light to flood the room, while a useful understairs storage cupboard enhances practicality. Modern flooring and neutral décor create a stylish finish throughout.

On the first floor, the landing includes storage and gives access to two double bedrooms and the family bathroom. The main bedroom benefits from an additional storage cupboard positioned above the staircase, whilst the second bedroom provides excellent space for wardrobes and further furnishings. The family bathroom is fitted with a bath incorporating a shower over, WC and wash hand basin, complemented by contemporary grey tiling and modern fixtures. The loft benefits from being boarded, greatly increasing the storage within the property.

To the front, the property benefits from a double driveway providing off-street parking for multiple vehicles. To the rear, the south-facing garden features a generous paved patio, lawned section, established planting and a timber shed. Gated side access and the French doors from the lounge add further practicality, while the overall presentation allows for immediate occupation.



BRUNTON

RESIDENTIAL

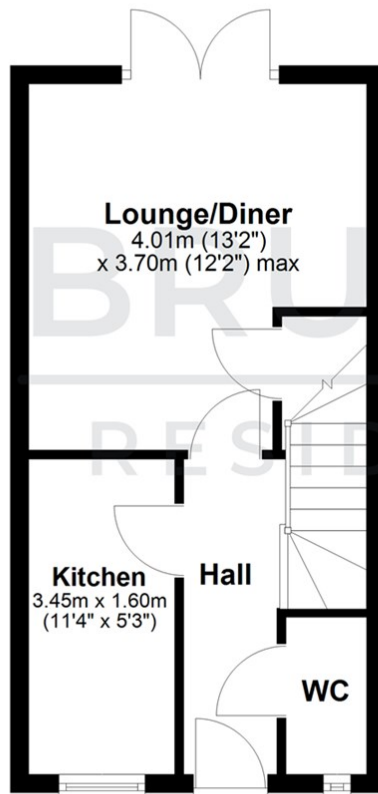
TENURE : Freehold

LOCAL AUTHORITY : Northumberland CC

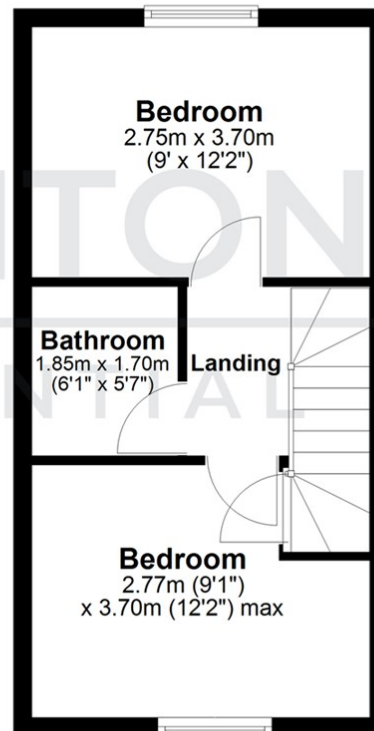
COUNCIL TAX BAND : B

EPC RATING : B

Ground Floor
Approx. 28.0 sq. metres (301.7 sq. feet)



First Floor
Approx. 28.2 sq. metres (303.7 sq. feet)



Total area: approx. 56.2 sq. metres (605.4 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			98
(81-91) B			
(69-80) C		83	
(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	