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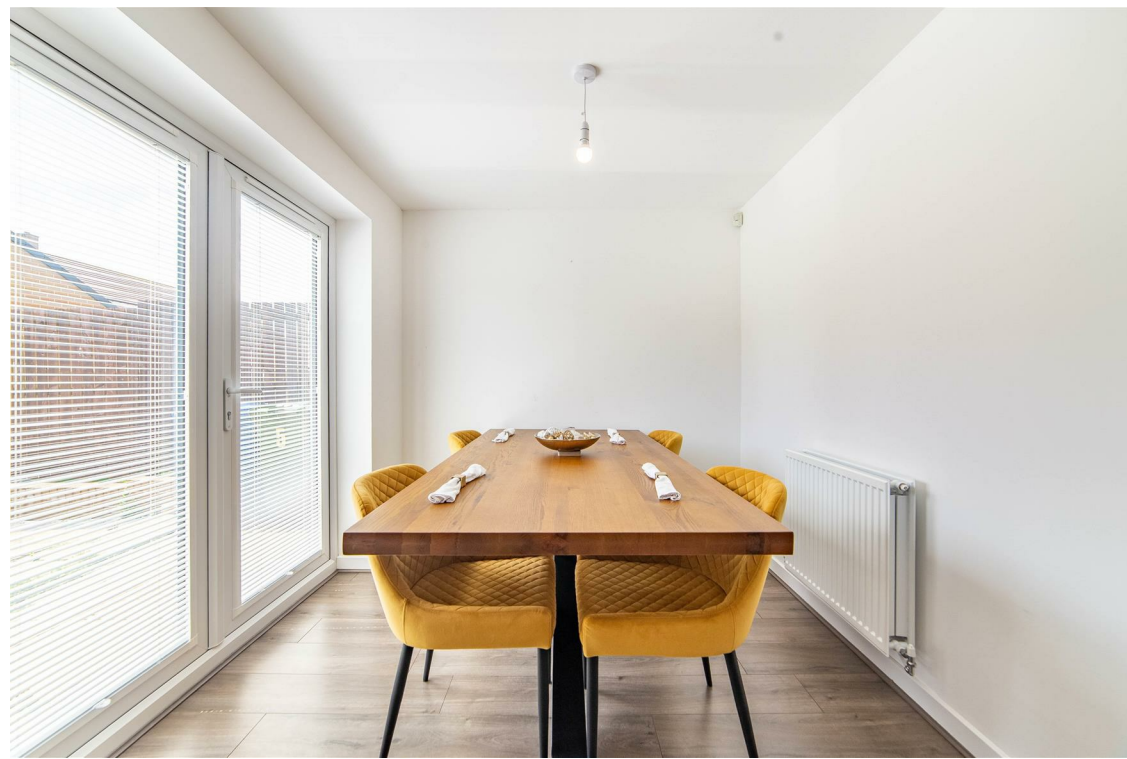
SAUNTON GARDENS, THE FAIRWAYS, NE23

Offers Over £250,000

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Well presented three bedroom detached 'Rufford' located on Saunton Gardens, The Fairways, Cramlington

The property is arranged over two storeys and offers a well balanced layout, including a lounge, kitchen diner and a convenient WC on the ground floor. The upper level provides three bedrooms, including an en suite to the main bedroom, along with a family bathroom. Externally, there is a rear garden and driveway parking with access to an integral garage.

The property is situated within a modern residential development in Cramlington, close to a range of local shops, supermarkets and everyday amenities, as well as well-regarded schools. There are good transport links nearby, including road connections to surrounding towns and access to Newcastle, along with public transport options within easy reach. The area also benefits from nearby leisure facilities and green spaces, making it a convenient and practical setting for day-to-day living. This makes the property suitable for a range of buyers, including families and professionals.

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The internal accommodation comprises: an entrance porch leading through to a bright and well proportioned lounge with wooden effect flooring, creating an inviting and comfortable living space, which in turn opens into a central hallway with stairs leading up to the first floor, a convenient WC positioned beneath the stairs, and integral access to the garage.

To the rear of the property, the kitchen/diner is fitted with a contemporary range of sleek wall and base units, with an integrated oven, hob and extractor, along with wooden effect flooring and space and plumbing for appliances. The layout is well arranged for both everyday living and dining, with French doors opening directly out to the rear garden, allowing natural light to flow through.

The first floor landing includes storage and gives access to three well sized bedrooms, two of which are generous doubles with built in wardrobes and sliding doors. The main bedroom features a stylish en suite shower room with partially tiled walls, comprising a shower, WC and basin. The remaining bedrooms are served by a modern family bathroom with partially tiled walls, comprising a bath, WC and basin.

Externally, the property offers a generous enclosed rear garden which is low maintenance and mainly laid to lawn, providing a well-proportioned outdoor space. To the front, there is a driveway providing off-road parking for two vehicles, along with access to the integral garage.



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TENURE : Freehold

LOCAL AUTHORITY : Northumberland CC

COUNCIL TAX BAND : C

EPC RATING : C

