



## 4 bed detached house to buy in

Fairhaven Way, The Fairways,  
Cramlington, Northumberland, NE23 8BS

# £389,950

 x 4  x 2  x 2

Tenure

**Freehold**

## Property features

- ✓ Four Bedroom Detached House
- ✓ Breakfasting Kitchen
- ✓ En-Suite
- ✓ Play Room
- ✓ EPC Rating B

Driveway parking

Garden

## Key Information

- ✓ Council Tax: Band D
- ✓ EPC Rating: B
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: ADSL copper wire
- ✓ Mobile signal: Good

## Arrange a viewing

Teri Dunning  
Cramlington

01670 568098  
cramlington@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

## Description

Pattinson Estate Agents welcome to the market this four bedroom detached house in The Fairways, Cramlington. This property offers a versatile layout with two reception rooms and three bathrooms, making it suitable for a range of family needs.

The entrance hallway provides access to the garage storage and leads to the main living areas. The lounge features a double glazed window and central heating radiator, creating a comfortable space for relaxation. The kitchen dining family room is fitted with a range of wall, drawer and base units with complementary work surfaces, integrated appliances including an electric oven, gas hob with extractor, dishwasher, fridge freezer and microwave oven. French doors open to the rear, and a double glazed window brings in additional light.

A play room, open to the dining area, offers further flexibility for family living or entertaining. The property is served by gas central heating throughout and benefits from driveway parking.

Council Tax Band: D

Tenure: Freehold

Price: £389,950

Property Type: Detached House

USPs: Garden

Parking: Driveway

Construction materials: Brick and block

Roofing type: Slate tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

Water meter: Yes

Sewerage: Standard UK domestic

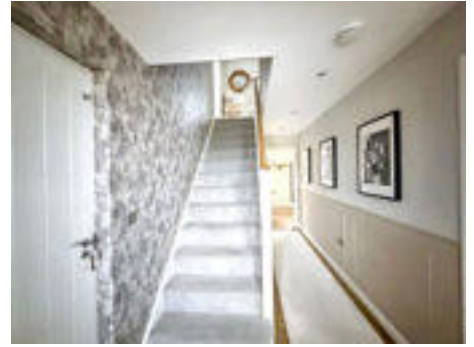
Air conditioning: No

Broadband: ADSL copper wire

Mobile signal coverage: Good

## Entrance Hallway

Central heating radiator, stairs to first floor, garage storage access.



## Lounge

Double glazed window, central heating radiator.

## Kitchen Dining Family room

8.42m x 3.23m (27'7" x 10'7")

Fitted with a range of wall drawer and base units with complementary work surfaces, integrated appliances to include electric double oven, gas hob with extractor over, dish washer, fridge freezer, double glazed window, french doors to rear garden, central heating radiator.



## Kitchen Diner Image Two



## Play Room

3.14m x 2.53m (10'3" x 8'3")

Electric radiator, open to dining room.



## Stairs To First Floor

Landing with central heating radiator.



## Bedroom One

4.28m x 4.11m (14'0" x 13'5")

Double glazed window, central heating radiator, fitted wardrobes.



## En-suite

Fitted with low level wc, hand wash basin, shower, double glazed frosted window, central heating radiator.



## Bedroom Two

4.91m x 3.11m (16'1" x 10'2")

Double glazed window, central heating radiator, fitted wardrobes.



## Bedroom Three

3.53m x 3.03m (11'6" x 9'11")

Double glazed window, central heating radiator, fitted wardrobes.



## Bedroom Four

3.07m x 2.42m (10'0" x 7'11")

Double glazed window, central heating radiator, storage cupboard.



## Bathroom

*2.13m x 1.85m (6'11" x 6'0")*

Fitted with panelled bath, hand wash basin low level wc, double glazed frosted window, central heating radiator.



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## Externally

Externally to the front is a well maintained garden and blocked paved driveway for two cars. To the rear is a good size plot wh paved patio and raised lawn area with fenced boundaries.





| Energy Efficiency Rating                    |         |                                                                                                               |
|---------------------------------------------|---------|---------------------------------------------------------------------------------------------------------------|
|                                             | Current | Potential                                                                                                     |
| Very energy efficient - lower running costs |         |                                                                                                               |
| (92-100) <b>A</b>                           |         | 93                                                                                                            |
| (81-91) <b>B</b>                            | 84      |                                                                                                               |
| (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, Scotland & Wales                   |         | EU Directive 2002/91/EC  |

Fairhaven Way, The Fairways, Cramlington, Northumberland, NE23 8BS

Contact your local branch today for more information on this property:

**Blagdon House Smithy Square, Cramlington, Northumberland, NE23 6QL, Tel: 01670 568098, [cramlington@pattinson.co.uk](mailto:cramlington@pattinson.co.uk), [www.pattinson.co.uk](http://www.pattinson.co.uk)**

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