



Littlestone Wynd,
The Fairways, Cramlington

Littlestone Wynd, The Fairways, Cramlington, NE23 8BF

- Detached House
- Show home Standard
- Four Bedroom
- Multi Car Driveway & Garage
- Downstairs Wc & En-Suite To Master
- EPC:B/ Council Tax:D /Freehold

Offers Over £345,000

Quite simply put, this stunning and perfectly presented detached family home just has to be viewed as it is delightful. With quality upgrades throughout, this property is ready to move in to and really would be a wonderful home for anyone looking to live in a popular area close to excellent access to the A1. The property has been wonderfully maintained and has the added benefit of a single garage and off-road parking, double glazing and a modern central heating system.

The accommodation comprises briefly; spacious entrance hallway leading to separate lounge, cloakroom, and kitchen/dining area which features a striking kitchen fully fitted with upgraded soft close doors, integral dishwasher, integral washing machine, integral fridge/freezer, under cabinet lighting and a built-in wine chiller. A stylish gas hob and double electric oven add to the finish of this lovely space. The kitchen area leads to a wonderful dining space which is currently used as a dining area along with a wonderful relaxing snug which looks out onto the private west facing garden, accessed via French doors. The stairs lead to the first floor featuring four good sized bedrooms, an ensuite shower room to the master and a lovely tiled family bathroom. Externally the property has been updated with lighting to the front soffits of the property and an attractive front garden. The property has parking for two cars which leads to the attached single garage. The nicely finished rear garden features lighting, upgraded fencing and a good-sized patio area along with access to the garage via double glazed door. Viewings are highly recommended to appreciate what an appealing property this really is.

PRIMARY SERVICES SUPPLY

Electricity: Mains
Water: Mains
Sewerage: Mains
Heating: Mains
Broadband: Fibre
Mobile Signal Coverage Blackspot: No
Parking: Garage and driveway

MINING

The property is not known to be on a coalfield and not known to be directly impacted by the effect of other mining activity. The North East region is famous for its rich mining heritage and confirmation should be sought from a conveyancer as to its effect on the property, if any.

National House Building (NHBC) warranty 8 years remaining

TENURE

Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

COUNCIL TAX BAND: D

EPC RATING: B

BD007975JY.SO.16.3.24.V.1 .

Entrance Porch

Composite entrance door.

Entrance hallway

Stairs to first floor landing, storage cupboard, Pergo flooring.

Downstairs Wc

Low level wc, pedestal wash hand basin, double glazed window tiling to walls, single radiator.

Lounge 18'6ft max x 11'7ft (5.68m x 3.53m)

Double glazed window to front, television point, radiator.

Kitchen 14'9ft x 10'2ft (4.48m x 3.08m)/ Dining Room 12'4ft x 12'0ft max (3.75m x 3.64m)

Double glazed window to the rear, fitted with a range of wall, floor and drawer units with co-ordinating straight edge work top surfaces, stainless steel sink unit and drainer with mixer tap, built in double electric cooker, gas hob with extractor fan above, wine cooler.

First Floor Landing

Built in storage cupboard, spotlights.

Bedroom One 15'1ft max x 10'0ft (4.59m x 3.03m)

Double glazed window to front, single radiator, television point, TV fixture to wall.

En-Suite

Double glazed window to side, low level wc, pedestal wash hand basin, single radiator, double shower cubicle (mains shower), part tiling to walls, Pergo flooring, spotlights.

Bedroom Two 11'4ft x 10'0ft (3.46m x 3.03m)

Double glazed window to the rear, single radiator.

Bedroom Three 9'9ft x 9'5ft (2.96m x 2.87m)

Double glazed window to front, single radiator, fitted open wardrobe.

Bedroom Four 9'9ft x 7'10ft (2.96m x 2.37m)

Double glazed window to rear, single radiator.

Bathroom

Three-piece white suite comprising of; panelled bath with mains shower over (exposed shower head), pedestal wash hand basin, low level wc, spotlights, double glazed window, single radiator, part tiling to walls, Pergo flooring, extractor fan.

External

Front Garden laid mainly to lawn, block paved multi car driveway leading to garage. West facing rear garden laid mainly to lawn, patio area, feature lighting.

Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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Money Laundering Regulations – intending purchasers will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We will also use some of your personal data to carry out electronic identity verification. This is not a credit check and will not affect your credit score.

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