



Strathtyrum Drive  
Cramlington



# Strathtyrum Drive, Cramlington NE23 8BE

- Detached Family Home
- Four Good Size Bedrooms
- Double Driveway & Garage
- Good road and transport links
- Immaculate Presentation
- EPC:B/ Council Tax:D/ Freehold

£295,000

**Gorgeous family home on the recently developed Fairways Estate on the outskirts of Cramlington. A well priced, show home quality property that simply must be viewed early to avoid disappointment. Comprising briefly; entrance hallway, modern lounge with media wall and fireplace and double doors in to the fitted kitchen diner, a utility room and w.c and side access to the rear garden, stairs to the first floor landing, four bedrooms with en-suite to master and fitted wardrobes to bedrooms one and two and a lovely family bathroom. Externally there is a good size garden to the rear with lawn and patio area and side access to the front where you have a double driveway and single attached garage for off street parking.**

Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## PRIMARY SERVICES SUPPLY

Electricity: mains  
Water: mains  
Sewerage: mains  
Heating: mains gas  
Broadband: fibre  
Mobile Signal Coverage Blackspot: no  
Parking: Garage and driveway

## MINING

The North East region is famous for its rich mining heritage and therefore it will be beneficial to conduct a mining search. Confirmation should be sought from a conveyancer as to its effect on the property, if any.

National House Building insurance (NHBC) or similar – 7 years remaining from 2025.

## ACCESSIBILITY

Suitable for wheelchair users.  
Level access.  
Ramped access.

## 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**

## Entrance

Via composite door.

## Entrance Hallway

Stairs to first floor landing, single radiator.

## Downstairs Wc 2'11ft x 5'03ft (0.60m x 1.52m)

Double glazed window, low level wc, wash hand basin, laminate flooring, single radiator.

## Lounge 10'11ft max x 16'01ft (3.04m x 4.87m)

Double glazed window to front, single radiator, media wall electric fire, television point, coving to ceiling, double doors to:

## Kitchen/ Diner 11'00ft x 18'06ft max (3.35m x 5.48m)

Double glazed window, fitted with a range of wall, floor and drawer units with co-ordinating roll edge work surfaces, co-ordinating sink unit and drainer with mixer tap, built in electric fan assisted oven, electric hob with extractor fan above, integrated fridge freezer and dishwasher, laminate flooring, double glazed French doors to rear.

## Utility Room 6'01ft x 7'00ft (1.82m x 2.13m)

Double glazed window, plumbed for washing machine, laminate flooring, door to side, combi boiler.

## Loft

Insulated.

## Bedroom One 13'05ft x 12'05ft max (3.96m x 3.65m)

Double glazed window to front, single radiator, sliding doors fitted wardrobes, built in cupboard, television point.

## En- Suite 6'00ft x 4'10ft Irregular estate (1.82m x 1.21m)

Double glazed window, low level wc, pedestal wash hand basin, shower cubicle (mains shower), extractor fan, part tiling to walls, heated towel rail.

## Bedroom Two 9'05ft x 12'02ft (2.74m x 3.65m)

Double glazed window to front, single radiator, sliding door fitted wardrobes, television point.

## Bedroom Three 9'05ft x 9'08ft (2.74m x 2.74m)

Double glazed window to rear, single radiator.

## Bedroom Four 7'03 x 9'07ft (2.13m x 2.74m)

Double glazed window to rear, single radiator.

## Bedroom 6'03ft x 6'10ft max (1.82m x 1.82m)

Three piece white suite comprising of; panelled bath with electric shower over, low level wc, spotlights, heated towel rail, double glazed window, part tiling to walls, laminate flooring.

## External

Double driveway leading to garage. Rear garden laid mainly to lawn, patio area, water tap, garden shed, electric sockets, security lighting.



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