



Woodbury Way

The Fairways, Cramlington NE238BP

With a welcoming feel and a modern layout, this comfortable and spacious three bed detached home sits within the popular Fairways Estate, Cramlington, close to great transport links but nearby to some wonderful walks, including Northumberlandia, and plentiful countryside. The property has been very well maintained and loved by the current owners and is in great condition yet gives a cosy feel.

On entering the property, there is a convenient hallway space which leads to the main reception room. From this area you are able to access a further inner hallway with stairs to the first floor, a useful modern cloakroom and also the attractive kitchen/dining/family room area which overlooks the nicely proportioned sunny rear garden. There is also a separate utility room with side access to the outside area. The first floor offers a master bedroom with ensuite, and two further bedrooms both of which overlook the rear. There is also a modern, bright and stylish family bathroom.

To the front of the property there is off road parking leading to the integral garage and the rear west facing garden offers low maintenance and has the luxury of not being overlooked - perfect for summer evenings.

Call our Bedlington branch today to book your viewing of this lovely home.

£290,000

**ROOK
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SAYER**

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Woodbury Way, The Fairways, Cramlington, NE23 8BP



Entrance

Via composite door.

Entrance Hallway 12.19ft into recess x 13.33ft into Recess
(3.71m x 4.06m)

Single radiator.

Downstairs Wc 5.25ft x 5.42ft (1.60m x 1.65m)

Low level wc, pedestal wash hand basin, part tiling to walls, single radiator, LVT flooring.

Kitchen/ Dining/ Family Room 22.65ft x 9.60ft (6.90m x 2.92m)

Double glazed window to rear, fitted with a range of wall, floor and drawer units with coordinating straight edge work surfaces, stainless steel sink unit and drainer with mixer tap, integrated fridge, freezer and dishwasher, double glazed patio doors to the rear, LVT tile effect flooring.

Utility Room 6.23ft x 5.28ft (1.89m x 1.60m)

Fitted base units and work surface, stainless steel sink unit, plumbed for washing machine, single radiator, composite door to side, LVT flooring.

First Floor Landing

Loft access.

Bedroom One 13.01ft x 9.78ft (3.96m x 2.98m)

Double glazed window to front, single radiator.

En-Suite 5.64ft x 6.28ft into shower (1.71m x 1.91m)

Double glazed window to front, low level wc, pedestal wash hand basin, double shower (mains) single radiator, extractor fan, part tiling to walls, spotlights, LVT flooring.

Bedroom Two 13.00ft x 9.55ft (3.96m x 2.91m)

Two double glazed windows to rear, single radiator.

Bedroom Three 9.47ft x 9.59ft (2.88m x 2.92m)

Double glazed window to rear, single radiator.

Bathroom 8.52ft into recess x 5.60ft (2.59m x 1.70m)

Three piece white suite comprising of; panelled bath, low level wc, spotlights, double glazed window to front, single radiator, part tiling to walls, LVT flooring, wall mounted wash hand basin.

External

To the front, block paved driveway. Low maintenance garden to the rear, patio area, water tap, raised flower beds.

Garage

Attached single garage with power and lighting.



PRIMARY SERVICES SUPPLY

Electricity: Mains
Water: Mains
Sewerage: Mains
Heating: Mains Gas
Broadband: Cable
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 (NHBC) guarantee – 6 years remaining
Site maintenance fees - Kingston Properties- £100.00 Per annum

ACCESSIBILITY

This property has accessibility adaptations:
Suitable for wheelchair users
Level access
Ramped Access
Wide Doorways

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

BD008353JY/SO.03.02.2025.V.1



Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	83 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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