

# BRUNTON

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## RESIDENTIAL



**LITTLESTONE WYND, THE FAIRWAYS, CRAMLINGTON, NE23**

**Fixed Asking Price £146,833**

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This is a section 106 affordable housing scheme home to be sold at 70% of the full market value to those meeting buyer criteria.  
<https://www.northumberland.gov.uk/Housing/Affordable-Housing/Buying-and-selling-an-affordable-home.aspx>

Well-Presented Three-Storey Semi-Detached Home, Situated on Littlestone Wynd within the Popular Fairways Development by Persimmon Homes. Offering Three Double Bedrooms, a Spacious Breakfasting Kitchen, Landscaped Rear Garden, and Off-Street Parking.

The property offers a practical and well-maintained layout over three floors. The ground floor includes a front-facing lounge, a full-width breakfasting kitchen with integrated appliances and garden access, and a downstairs WC. Further features include a family bathroom and three well-proportioned bedrooms.

Set within a well-regarded part of the development, the property benefits from a pleasant open outlook to the front and a private, not-overlooked rear garden. Local amenities, schools, and transport links are all within easy reach.

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The internal accommodation briefly comprises of; entrance hall, lounge, breakfasting kitchen spanning the width of the property with access to rear garden and ground floor WC. The kitchen has a range of wall and floor units and integrated appliances, such as an oven, hob and extractor fan.

The first floor consists of two double bedrooms with access to a centrally located family bathroom, featuring a bath, overhead shower, washbasin and WC.

The top floor enjoys a large bedroom with ample storage and Velux windows.

Externally, the property benefits from access to off-street parking and open-aspect to the front, whilst to the rear is low maintenance garden with a combination of paved and lawned areas and fenced boundaries.



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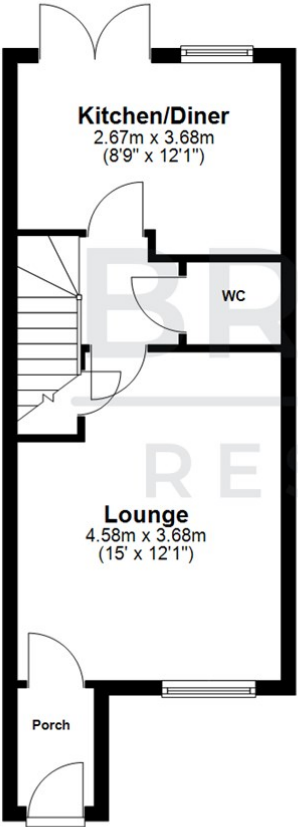
TENURE : Freehold

LOCAL AUTHORITY : Newcastle CC

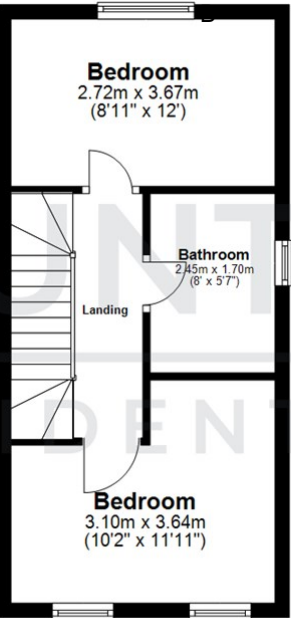
COUNCIL TAX BAND : B

EPC RATING :

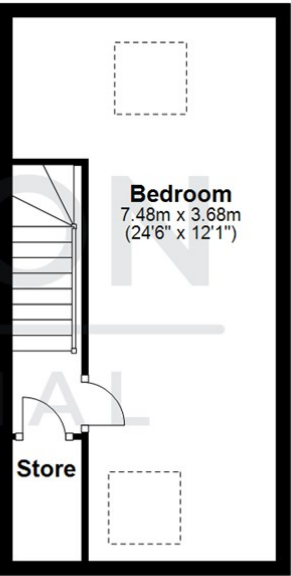
**Ground Floor**  
Approx. 33.5 sq. metres (360.7 sq. feet)



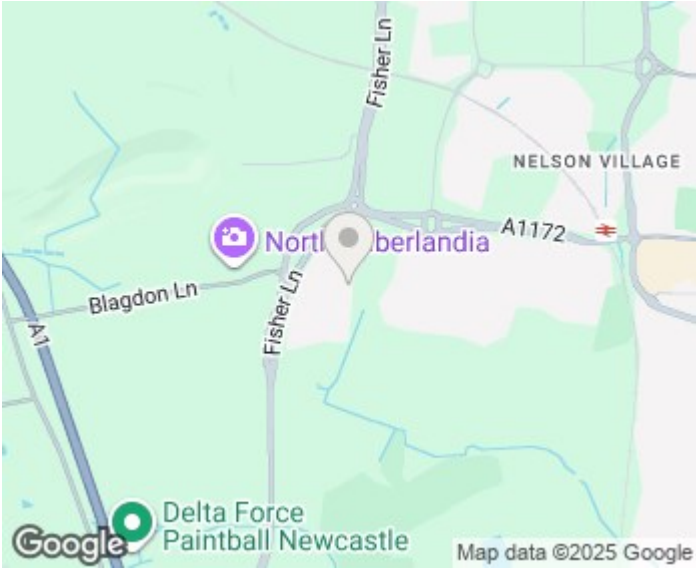
**First Floor**  
Approx. 29.4 sq. metres (316.6 sq. feet)



**Second Floor**  
Approx. 27.7 sq. metres (298.0 sq. feet)



All measurements are approximate and are for illustration only.  
Plan produced using PlanUp.



| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) A                                 |         |           |
| (81-91) B                                   |         |           |
| (69-80) C                                   |         |           |
| (55-68) D                                   |         |           |
| (39-54) E                                   |         |           |
| (21-38) F                                   |         |           |
| (1-20) G                                    |         |           |
| Not energy efficient - higher running costs |         |           |
| EU Directive 2002/91/EC                     |         |           |
| England & Wales                             |         |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |         |           |
|-----------------------------------------------------------------|---------|-----------|
|                                                                 | Current | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |         |           |
| (92 plus) A                                                     |         |           |
| (81-91) B                                                       |         |           |
| (69-80) C                                                       |         |           |
| (55-68) D                                                       |         |           |
| (39-54) E                                                       |         |           |
| (21-38) F                                                       |         |           |
| (1-20) G                                                        |         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |         |           |
| EU Directive 2002/91/EC                                         |         |           |
| England & Wales                                                 |         |           |