



Fairhaven Way | Cramlington | NE238BS

**£330,000**

Fabulous family home on the recently developed Fairways Estate on the outskirts of Cramlington. Ideally located for those commuting using the A1 and A19 this five bedroom home is a must view for those looking for a ready made home. With modern and tasteful presentation throughout there is a lot to love with this gorgeous property. Comprising briefly; spacious entrance hallway leading to the lounge, open plan kitchen and dining room, utility room and downstairs w.c, stairs to the first floor landing, five bedrooms (bed 5 used as an office) a family bathroom and en-suite shower room to bedroom one. Externally to the the front there is a double driveway leading to the attached garage and side access to the south facing, low maintenance rear garden. Early viewings are strongly advised as we expect a high level of interest from initial listing.

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**Detached House**

**Attached Single Garage**

**Downstairs Wc**

**Open Plan Kitchen/ Dining Room**

**Utility Room**

**South Facing Rear Garden**

**Five Bedroom**

**EPC:C/ Council Tax:D- Freehold**

For any more information regarding the property please contact us today

Entrance

Via composite door.

Entrance hallway

Stairs to first floor landing, LVT flooring, radiator, storage cupboard.

Downstairs Wc

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

Lounge 10'10ft x 15'01ft (3.04m x 4.57m)

Double glazed window to front, radiator, television point.

Kitchen/Dining Room 9'10ft x 21'05ft (2.74m x 6.40m)

Double glazed window to rear, radiator, fitted with range of wall, floor and drawer units with co-ordinating granite work surfaces, splash backs, electric double oven, electric hob with extractor fan above, integrated fridge/freezer, plumbed for dishwasher, LVT flooring, double glazed French doors to rear.

Utility Room

Fitted with granite wall and base units, door to rear, plumbed for washing machine, space for dryer, LVT flooring.

First Floor Landing

Loft access.

Bedroom One 13'06ft x 10'08ft (3.96m x 3.04m)

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

En-Suite

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

Bedroom Two 10'10ft x 12'08ft (3.04m x 3.65m)

Double glazed window to front, radiator, built in cupboard.

Bedroom Three 11'09ft x 9'11ft (3.35m x 2.74m)

Double glazed window to rear, radiator.

Bedroom Four 9'05ft x 10'02ft (2.74m x 3.04m)

Double glazed window to rear, radiator.

Bedroom Five/ Office 7'01ft x 7'02ft (2.13m x 2.13m)

Double glazed window to rear, radiator.

Bathroom 9'04ft x 5'06ft (2.74m x 1.52m)

Three piece white suite comprising of; panelled bath with electric shower over, pedestal wash hand basin, low level wc, double glazed window, heated towel rail, laminate flooring, extractor fan.

External

Front garden laid mainly to lawn, double driveway leading to garage. Low maintenance rear garden, patio area, side access to front.

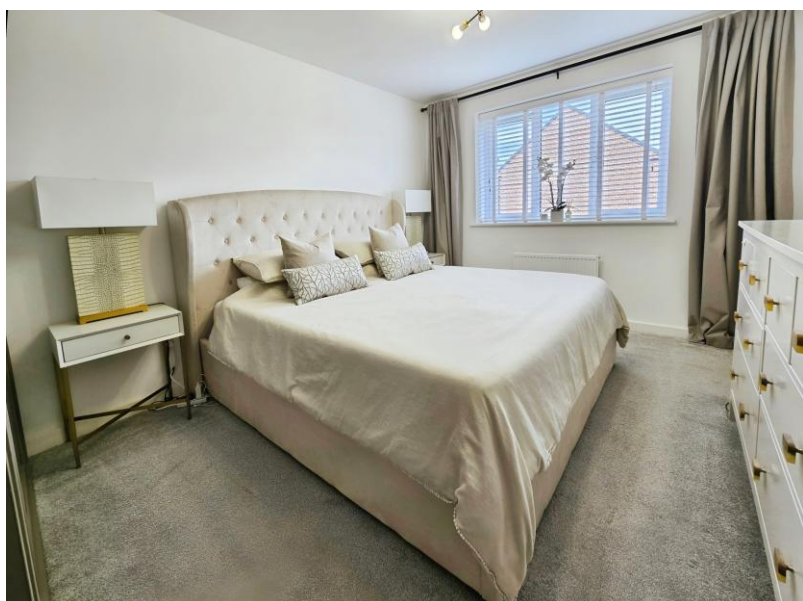
Garage

Single attached garage with up and over door.

**T: 01670531114**

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#### 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. -

Management charge for estate – TBC as estate not finished yet.

National House Building (NHBC) or similar – 5 years remaining from 2025.

#### ACCESSIBILITY

Suitable for wheelchair users.

#### 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: B

EPC RATING: C

BD008538CM/SJ09.06.2025.v.1



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Score	Energy rating	Current	Potenti
92+	A		
81-91	B		89 B
69-80	C	80 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**Important Note:** Rook Matthews Sayer (RMS) for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute part or all of an offer or contract. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck the measurements before committing to any expense. RMS has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyer's interests to check the working condition of any appliances. RMS has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. No persons in the employment of RMS has any authority to make or give any representation or warranty whatever in



**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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