

SIGNATURE

NORTH EAST

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 Richmond Way, Cramlington NE23 7XE

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£499,950

Situated on a large plot on the ever popular Barns Park, Cramlington, is this stunning four bedroom detached family home. This immaculate property offers spacious living across both floors, a modern kitchen diner and a large South facing rear garden.

A welcoming hallway on the ground floor provides access to the main living room to the left, which spans the entire length of the property. Large windows to the front of this room and French doors to the rear illuminate this space with natural daylight. There is a second reception room, currently used as a formal dining room, with access to the garden via French doors. Double doors lead through to the new dining kitchen, with a full range of fitted wall and floor units in a modern grey shaker style finish and a variety of integrated appliances including a double oven and electric hob. With ample space for dining, this is clearly the heart of this wonderful family home. Beyond the kitchen is a large utility room with access to the double garage.

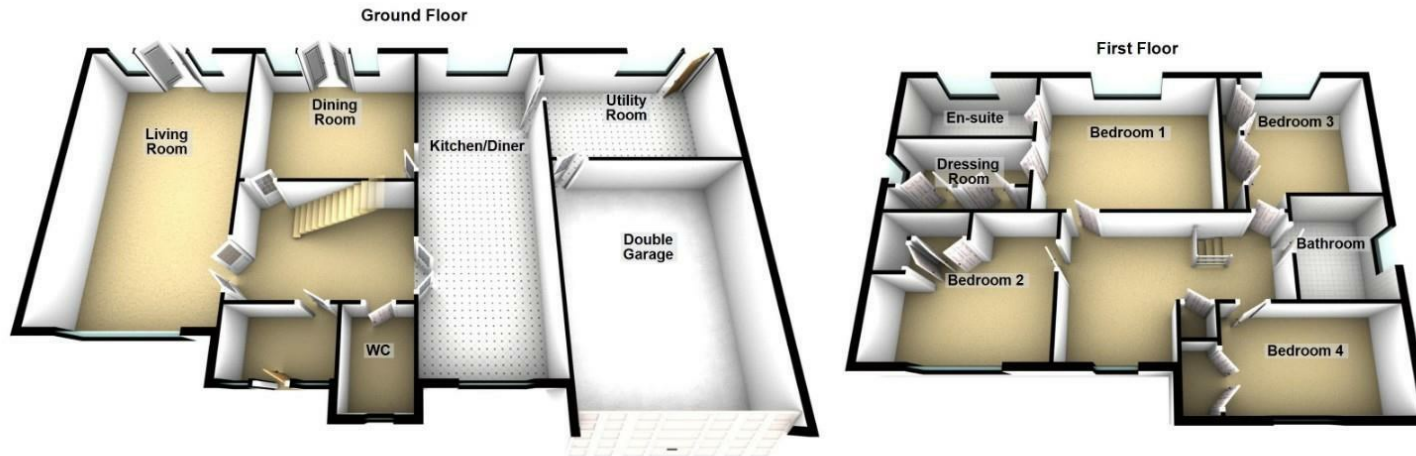
The first floor is home to the main bedroom with a modern en-suite bathroom with walk in shower and steam generator and a private dressing room. There are an additional three double bedrooms, two of which have fitted wardrobes, and the main family bathroom. There is also access to the spacious loft which is fully boarded for further storage.

Externally this property benefits from a large lawned front garden with sweeping driveway for parking as well as the double garage. To the rear finds a vast South facing private garden, mostly laid to lawn with ample patio space for alfresco entertaining.



PLEASE NOTE THAT THE VENDOR HAS CERTIFIED THE PROPERTY INFORMATION AND IMAGES.

PROPERTY FLOORPLAN



Please be advised the floorplans are not drawn to scale and are to be used to give an idea of the layout of the property.
Plan produced using PlanUp.

Measurements:

Living Room
24'7" x 14'4"

Dining Room
14'3" x 12'3"

Kitchen / Diner
27'4" x 10'9"

Utility Room
15'9" x 10'5"

WC
7'9" x 5'5"

Bedroom One
15'4" x 12'6"

Bedroom Two
13'9" x 11'10"

Bedroom Three
16'1" x 12'7"

Bedroom Four
13'6" x 7'11"

Bathroom
7'5" x 8'3"

En Suite
11'7" x 5'10"

Dressing Room
11'10" x 6'4"

Double Garage
20'4" x 16'4"

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		

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