



## 4 bed detached house to buy in

Cherry Drive, West Meadows,  
Cramlington, Northumberland, NE23 8GU

# £429,950

🏠 x4 🚗 x3 🚲 x2

Tenure

**Freehold**

## Property features

- ✓ Beautifully presented
- ✓ Four double bedrooms
- ✓ Three bathrooms
- ✓ Garage & Driveway
- ✓ EPC Rating A

Driveway & Garage parking

## Key Information

- ✓ Council Tax: Band E
- ✓ EPC Rating: A
- ✓ Heating supply: Gas

## Description

This exceptional four-bedroom detached family home is situated in the highly sought-after West Meadows estate in Cramlington and offers stylish modern living throughout.

Upon entering, you are welcomed by a spacious entrance hallway leading to a convenient downstairs WC and an elegant front reception room. To the rear of the property is a generous open-plan kitchen diner, perfect for family life and entertaining, featuring patio doors that seamlessly connect to the rear garden. A separate utility room provides additional practicality, with side access to the garden.

The rear garden is well-maintained and includes a patio area ideal for outdoor dining, along with access to the front of the property.

To the first floor, the home boasts a large landing leading to four well-proportioned double bedrooms. The impressive master bedroom benefits from its own en-suite shower room, while the remaining bedrooms are served by a stylish family bathroom - complete with fitted bath and separate shower enclosure - and a convenient Jack and Jill en-suite between bedrooms three and four ensuring comfort and convenience for all.

Finished to a high standard throughout, this home boasts contemporary decor and the added benefits of solar panels for improved energy efficiency. Positioned with no properties directly to the front, the home enjoys a pleasant open outlook enhancing both privacy and kerb appeal.

Council Tax Band: E

Tenure: Freehold

Price: £429,950

Property Type: Detached House

Parking: Driveway & Garage

Heating: Gas

## Living Room



## Kitchen



## Downstairs WC



## Utility Room



## Bedroom 1



## En-suite



## Bedroom 2



## Family Bathroom



## Bedroom 3



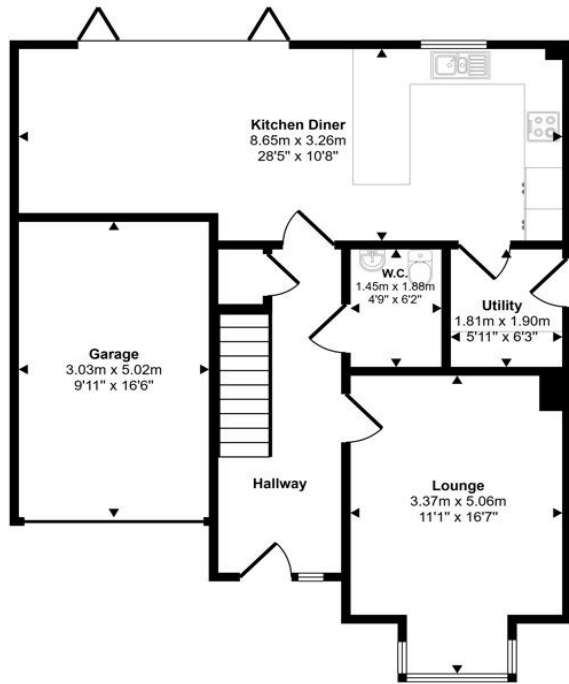
## Bedroom 4



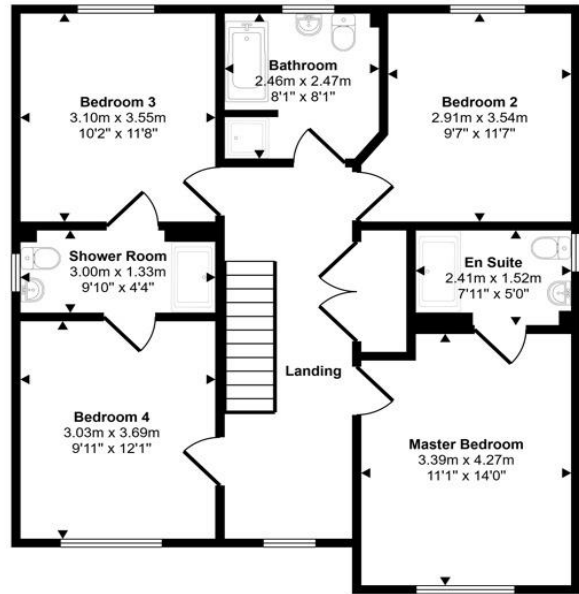
## Jack & Jill En-Suite



Approx Gross Internal Area  
158 sq m / 1699 sq ft



Ground Floor  
Approx 78 sq m / 836 sq ft



First Floor  
Approx 80 sq m / 863 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>	97	97
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

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**TBC**<http://www.norfolkpropertyauctions.com>

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