

# SIGNATURE

## NORTH EAST

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📍 Musselburgh Circle, Cramlington NE23 8BD

# Musselburgh Circle, Cramlington NE23 8BD

**Asking Price**  
**£395,000**

Signature North East welcomes you to this stunning four-bedroom detached home, ideally situated in the popular area of Cramlington. Built in 2021, this modern property boasts spacious, well-designed rooms and stylish paneling throughout, adding a contemporary and luxurious feel. The location is perfect for families, with close proximity to well-regarded local schools, a variety of shops, and a great selection of bars and eateries.

Upon entering the property, you are greeted by a welcoming central hallway leading to a generously sized living room, filled with natural light thanks to a large front-facing window. The impressive open-plan kitchen and dining room is ideal for both daily living and entertaining, featuring attractive wall and base units, sleek countertops, and integrated appliances including a dishwasher and fridge freezer. This versatile space is large enough for a dining table and a seating area, with elegant French doors opening onto the rear garden. Completing the ground floor is a useful utility room and a convenient W.C.

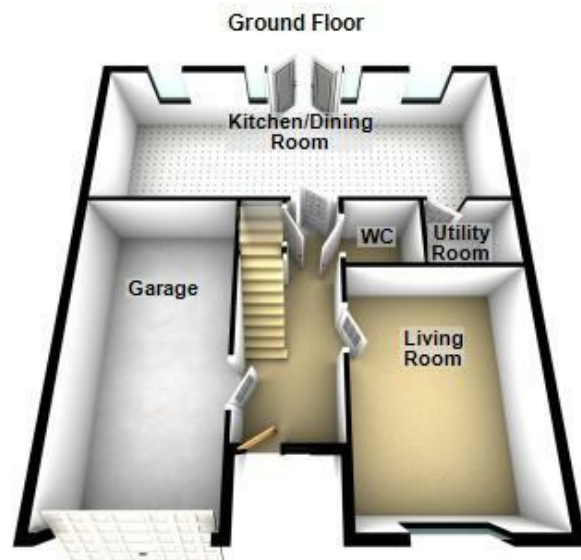
The first floor hosts four generously sized bedrooms, all capable of comfortably accommodating double beds and additional furnishings. Bedrooms one and two further benefit from their own en suite bathrooms, providing privacy and comfort. The stylish family bathroom is ideally positioned between the remaining bedrooms and includes a bathtub, shower, hand basin, and W.C. The property also benefits from a spacious loft, currently unused and offering great potential for future development or storage.

Externally, this home continues to impress with a large, well-maintained rear garden laid to lawn, featuring both patio and decking areas ideal for relaxing or entertaining outdoors. The property also provides excellent off-street parking, including a double driveway and garage, making this an ideal family home in a sought-after location.



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

# PROPERTY FLOORPLAN



## Measurements:

Living Room  
15'1" x 11'4"

Kitchen / Dining Room  
28'7" x 10'9"

Utility Room  
5'8" x 4'6"

WC  
5'0" x 4'6"

Bedroom One  
15'5" x 14'7"

En Suite  
7'5" x 6'6"

Bedroom Two  
15'9" x 10'0"

En Suite  
6'8" x 5'0"

Bedroom Three  
13'0" x 11'4"

Bedroom Four  
10'11" x 10'0"

Bathroom  
7'6" x 6'6"

## Energy Efficiency Rating

|                                             | Current   | Potential |
|---------------------------------------------|-----------|-----------|
| Very energy efficient - lower running costs |           |           |
| (92 plus) <b>A</b>                          |           | <b>93</b> |
| (81-91) <b>B</b>                            | <b>85</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>                             |           |           |
| Not energy efficient - higher running costs |           |           |

England & Wales

EU Directive  
2002/91/EC







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