

SIGNATURE

NORTH EAST

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 Dundonald drive, Cramlington NE23 8EY

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Offers Over £284,950

Signature North East is pleased to introduce this charming 4-bedroom detached home, offered with no onward chain, and nestled in the tranquil area of Cramlington. This residence is a testament to tasteful and modern décor throughout, showcasing a harmonious blend of style and functionality. The property is situated in a highly desirable location, providing convenient access to local shops, bars, and restaurants, offering residents a delightful combination of peaceful living and proximity to essential amenities.

Upon entering this residence, a welcoming central hallway unfolds, providing access to the key ground floor spaces. First, you step into the spacious living room, offering abundant room for your preferred furnishings. From here you enter the impressive open-plan kitchen/diner. The kitchen area boasts a wealth of storage space through attractive wall and base units, complete with a sleek breakfast bar for casual dining. Additionally, the kitchen is fully equipped with integrated appliances, including a dishwasher and oven, enhancing both convenience and functionality. Moving on to the dining room area, you will find ample space for a family dining table, complemented by elegant French doors that lead to the rear garden. Completing the ground floor is a conveniently attached utility room.

Ascending to the first floor reveals three generously sized bedrooms, each offering ample space for a double bed and additional furnishings. Notably, one of these bedrooms boasts an ensuite, featuring a walk-in shower, hand basin, and W.C. Completing the first floor is the main bathroom, with a bathtub, hand basin, and W.C.

Continuing your journey to the second floor, you will find the master bedroom, providing expansive space for furnishings. This bedroom boasts its own ensuite, which includes a walk-in shower, hand basin, and W.C. Additionally, the second floor offers a practical touch with a large storage cupboard.

At the rear of the property, you'll find an expansive back garden predominantly adorned with meticulous artificial lawn, a visually appealing outdoor space. Complementing this, there is a paved patio area ideal for outdoor furniture, creating a charming setting for relaxation and entertaining. Additionally, this residence offers off-street parking for two cars, facilitated by a driveway and garage, ensuring convenience.



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

PROPERTY FLOORPLAN

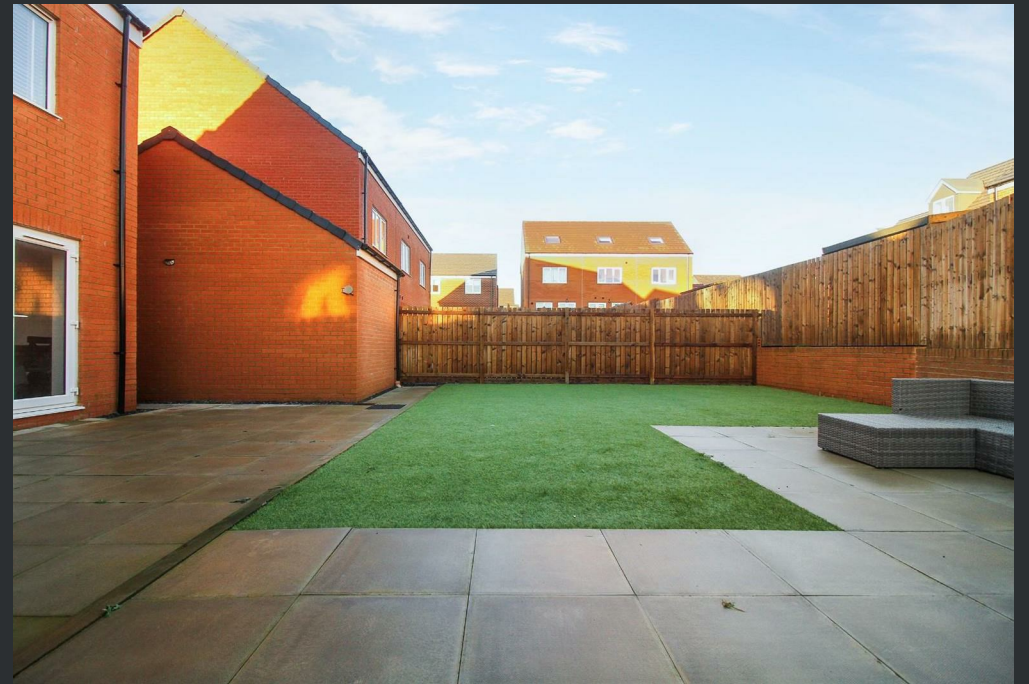


Total area: approx. 116.3 sq. metres (1251.5 sq. feet)
 Please be advised the floorplans are not drawn to scale and are to be used to give an idea of the layout of the property.
 Plan produced using PlanUp.

Measurements:

- Living Room
12'10" x 12'2"
- Kitchen / Dining Room
18'0" x 9'2"
- Utility Room
7'5" x 5'3"
- WC
5'3" x 3'1"
- Bedroom One
15'2" x 11'4"
- En Suite
6'4" x 5'8"
- Bedroom Two
12'11" x 10'8"
- En Suite
5'10" x 5'7"
- Bedroom Three
9'6" x 9'5"
- Bedroom Four
9'5" x 8'3"
- Bathroom
6'11" x 5'7"

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	





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