


SIGNATURE

NORTH EAST

OFFICIALLY RATED THE NO.1 ESTATE AGENT IN THE NORTH EAST





 Forest Way, Cramlington NE23 7HF

Forest Way, Cramlington NE23 7HF

£525,000

Signature North East proudly presents this 4-bedroom detached bungalow, nestled in the tranquil surroundings of Seghill. This property offers comfortable living spaces adorned with meticulous renovations that enhance its charm. The location is exceptional, providing a plethora of amenities, including convenient access to the Northumbria Specialist Emergency Care Hospital, local shops, and delightful restaurants. Moreover, seamless road connections offer easy access to the picturesque coastline.

Upon entering this residence, you are welcomed into a vestibule that guides you to a central hallway, providing access to the main principal rooms. The first stop is the spacious living room, adorned with ample space for furnishings and bathed in natural light through a generous window. A focal point of this room is a fireplace with a stylish surround. Continuing the journey, you step into the newly renovated and impressive open-plan family and dining area. Here, you'll discover an abundance of space to accommodate a family dining table alongside additional living spaces. This room seamlessly transitions into the sunroom, where an abundance of natural light floods through a large skylight and elegant bi-fold doors, offering a picturesque view of the rear garden. This space serves as the perfect sanctuary to relax, unwind, and oversee the garden. Moving on, the well-appointed kitchen awaits, featuring ample storage space with attractive wall and base units. Fully equipped with an integrated stove. Additionally, there is the convenience of an attached utility.



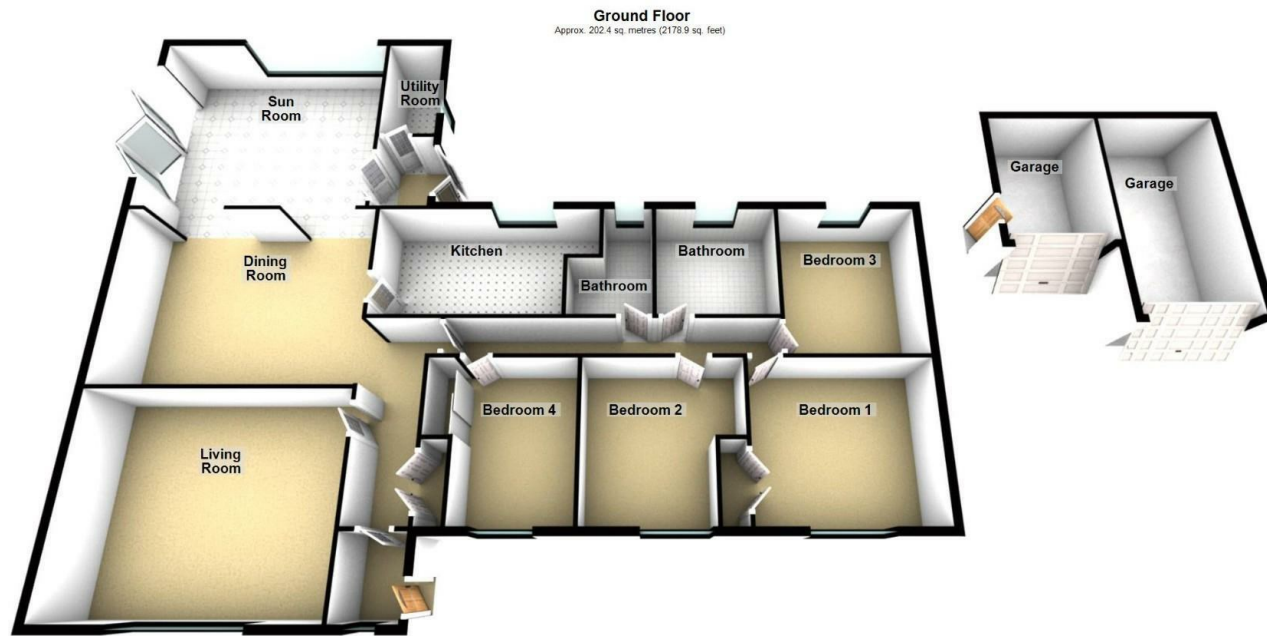
Continuing your exploration of this home, you will encounter four generously sized bedrooms, with three of them easily accommodating a double bed and your preferred choice of furnishings. The fourth bedroom serves as a versatile space, ready to be transformed into a home office or dressing room, tailored to meet your specific needs. Completing the residence, you will discover two generously sized bathrooms, both recently fitted this year. The main bathroom showcases his and her basins, a walk-in shower, a bathtub, and a W.C. Meanwhile, the second bathroom offers a bathtub with a shower, a hand basin, and a W.C., providing a tasteful blend of functionality and style.

Externally, at the rear of the home, a delightful back garden awaits, enhanced by a granite-paved patio. This area serves as the ideal setting for alfresco dining during the summer months. Additionally, a spacious lawn area awaits your personal customization, providing an opportunity for customization and outdoor enjoyment. Furthermore, this residence boasts off-street parking, accommodating up to six cars through a generously sized driveway. This practical feature adds to the overall convenience and accessibility of the property.



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

PROPERTY FLOORPLAN



Ground Floor
Approx. 202.4 sq. metres (2178.9 sq. feet)


Total area: approx. 202.4 sq. metres (2178.9 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
18'11" x 15'7"
- Dining Room
18'11" x 13'11"
- Sun Room
18'1" x 15'0"
- Kitchen
16'10" x 8'7"
- Utility Room
8'6" x 4'5"
- Bedroom One
13'2" x 11'9"
- Bedroom Two
11'9" x 11'6"
- Bedroom Three
11'7" x 10'4"
- Bedroom Four
11'9" x 8'5"
- Bathroom
8'7" x 6'3"

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C	69	
(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 	





More 5 Star Customer Reviews than any other Agent based in the North East on allAgents.co.uk



SALES

LETTINGS

FINANCE

LAW

WE COVER THE WHOLE OF THE NORTH EAST

Whitley Bay
0191 251 3344

Cramlington
01670 897 213

Tynemouth
0191 296 6689

Morpeth
01670 513 966

Ponteland
01661 820 082

Wallsend
0191 432 4151

Alnwick
01665 511 800

Heaton
0191 432 4275

Forest Hall
0191 266 9966

Other locations
0191 640 3523

Newcastle
0191 640 2284

Durham
0191 303 8252

Gosforth
0191 640 3523

Sunderland
0191 543 6390

Whickham
0191 432 5102

Gateshead
0191 432 4294

Jesmond
0191 281 1037

Killingworth
0191 640 3602

Ryton
0191 413 9845

Head Office &
Lettings
0191 253 4815

*Highest recommended 5-star reviews than any other Estate Agent based in the North East on allAgents.co.uk - The UK's Largest Customer Review Website for the Property Industry & Awarded Best Estate Agency 2018 & 2019 - North East England by SME News