


# SIGNATURE

## NORTH EAST

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 Forest Way, Cramlington NE23 7HF

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**Offers Over £375,000**

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.



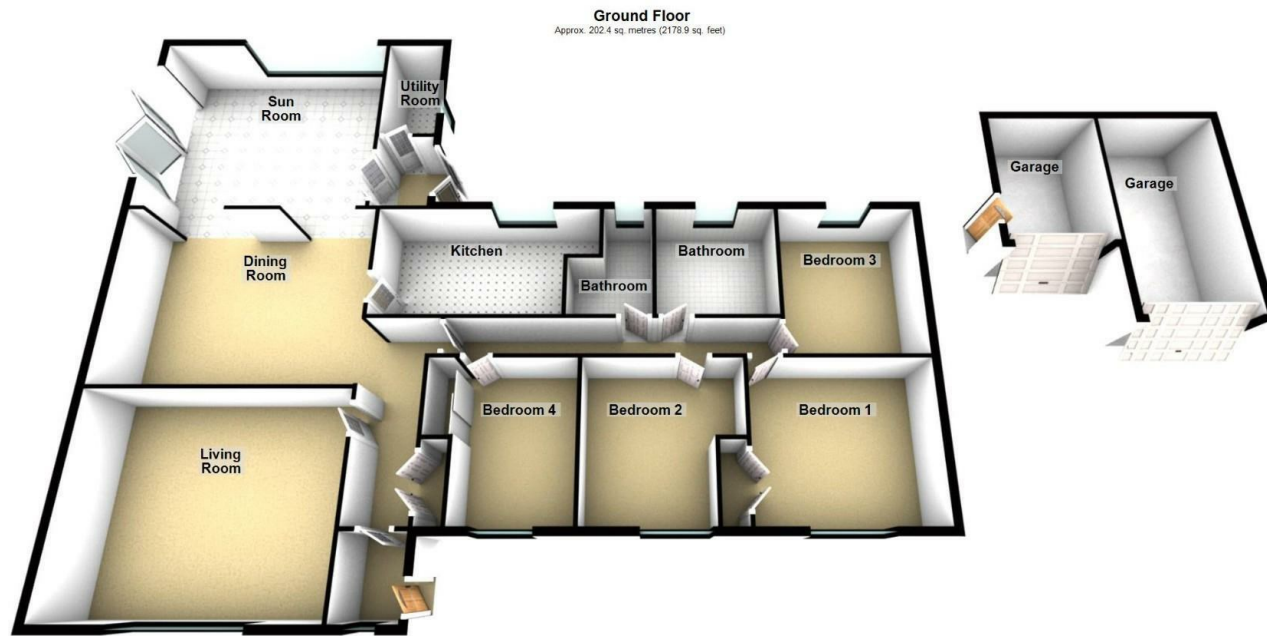
Continuing your exploration of this home, you will encounter four generously sized bedrooms, with three of them easily accommodating a double bed and your preferred choice of furnishings. The fourth bedroom serves as a versatile space, ready to be transformed into a home office or dressing room, tailored 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) <b>A</b>                          |   |           |
| (81-91) <b>B</b>                            |   | <b>81</b> |
| (69-80) <b>C</b>                            | <b>69</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 |   |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC  |           |





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