



Westfield

, Cramlington, NE23 6QG

£3,450 Per Calendar Month



Trading Places



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A Rare Rental Opportunity – Exceptional 4 Bedroom Detached Home in Cramlington Village.

Trading Places are delighted to offer this beautifully presented and substantially extended four bedroom detached residence, available to let in the sought after area of Cramlington Village. Set on a generous plot, the property enjoys excellent access to public transport links, local schools, amenities, parks, and scenic walking and cycling routes - an ideal location for an active family lifestyle.

Inside, the home is immaculately maintained and thoughtfully upgraded throughout, offering a blend of modern comfort and charming character. At the heart of the home is an impressive open-plan kitchen and dining area featuring a central island, granite worktops, and a cosy log-burning stove, perfect for family meals or relaxed entertaining. The property boasts four versatile reception rooms, including a spacious lounge with wood flooring and a feature log burner, a bright sunroom with direct access to the south-facing rear garden, a dedicated dining room with large windows overlooking the garden and a flexible games room/family room that completes the expansive ground floor layout. Upstairs, you'll find four generously sized bedrooms. The master suite includes built-in wardrobes, a walk-in closet, and a private ensuite. Bedroom two features a decorative fireplace, and bedroom three offers its own ensuite shower room.

A standout feature of this home is the fully self contained "granny annex" located above the detached double garage. Complete with its own kitchen, shower room, and private garden area, it's perfect for extended family, guests, or as a separate workspace.

This is a rare chance to rent a substantial family home in one of Cramlington's most desirable locations. Early viewing is highly recommended. Council Tax Band: F / Annex: A

Entrance Hall

Downstairs WC

Breakfasting Kitchen/Dining Area
27'9" x 14'0" (8.46m x 4.29m)

Lounge
22'8" x 18'11" (6.93m x 5.77m)

Dining Room
16'6" x 13'3" (5.03m x 4.04m)

Games Room
15'10" x 13'6" (4.83m x 4.12m)

Garden Room
15'8" x 16'4" (4.80m x 5.00m)

Utility Room
8'9" x 7'6" (2.67m x 2.29m)





First Floor Landing

Bedroom One

19'9" x 14'6" (6.02m x 4.42m)

Ensuite

Bedroom Two

15'8" x 13'6" (4.80m x 4.12m)

Bedroom Three

14'6" x 11'3" (4.42m x 3.43m)

Ensuite

Bedroom Four

9'10" x 11'6" (3.02m x 3.51m)

Bathroom

7'10" x 13'5" (2.39m x 4.09m)

External

Double Garage

20'8" x 27'7" (6.30m x 8.41m)

Separate Annex

Entrance

Lounge/Kitchen - 5.26m x 5.44m

Bedroom One - 2.92m x 5.69m

Bathroom



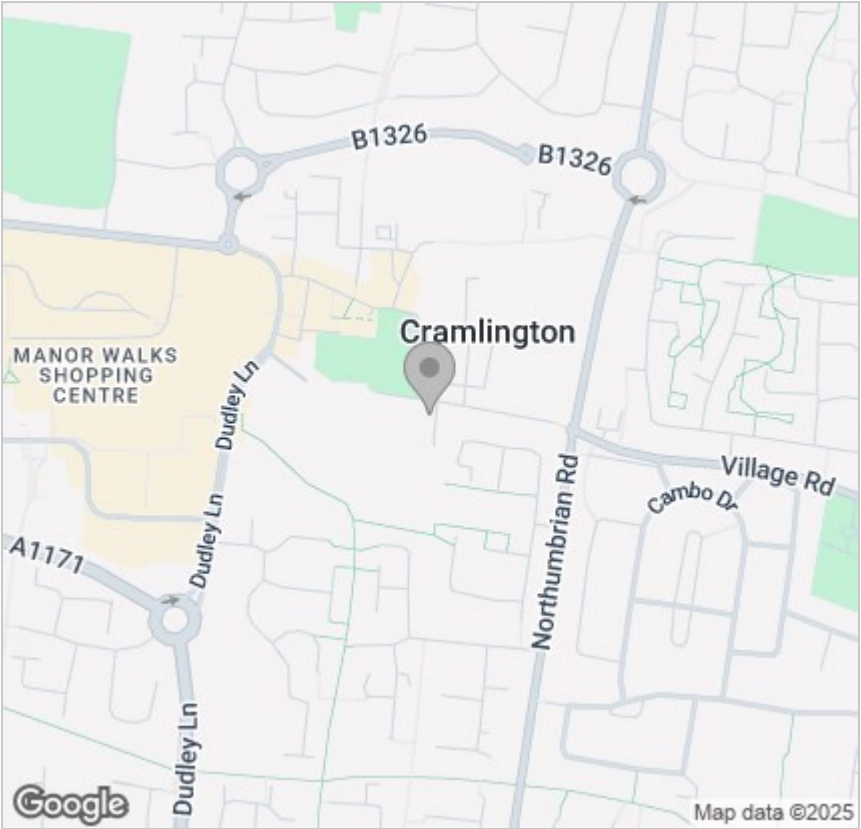




Floor Plan



Area Map



Viewing

Please contact our Trading Places Office on 0191 251 1189 if you wish to arrange a viewing appointment for this property or require further information.

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Energy Efficiency Graph

