



5 Richmond Way  
, Cramlington, NE23 7XE  
**£599,950**



**Trading Places**

Coastal and Country Property Specialists



# 5 Richmond Way

, Cramlington, NE23 7XE

Trading Places are delighted to present this exceptional detached family home, perfectly positioned on Richmond Way, within the exclusive and highly sought after development of Barns Park. This beautifully presented and substantially extended detached house offers an outstanding standard of finish throughout, providing the perfect blend of modern luxury and versatile family living with no upper chain.

Set on a generous plot, the property enjoys an expansive driveway offering ample parking and access to an integral garage. To the rear is a beautifully landscaped garden providing an ideal setting for relaxation and entertaining.

The welcoming entrance hallway features stairs to the first floor, useful under-stairs storage, and doors leading to the principal ground floor rooms. To the front is a bright and spacious living room, while to the rear is the true heart of the home - an extended open-plan breakfasting kitchen, dining, and family area. This superb space enjoys underfloor heating, Amtico flooring, a wood burning stove, and bi-fold doors opening onto the rear garden. Completing the ground floor is a downstairs WC, practical utility room, and a versatile storage room currently used as a home office.

To the first floor, there are four well proportioned bedrooms, three of which benefit from en-suite shower rooms, along with a luxurious principal bathroom. The home further enjoys the comfort of air conditioning throughout both floors.

Early viewing is essential to fully appreciate the space, quality, and lifestyle this exceptional detached home provides. Contact Trading Places on 0191 2511189 to book. EPC Rating D. Council Tax Band E.

## Entrance Hallway

A welcoming entrance hall featuring attractive herringbone flooring, elegant wall panelling and bespoke under-stairs storage. Stairs lead to the first floor, with doors giving access to the front living room and the open-plan breakfasting kitchen, dining, and sitting area to the rear. Radiator

## Living Room

15'2 x 11'5 (4.62m x 3.48m)

This modern living room offers a sleek and inviting space, with a window to the front allowing for ample natural light. Recessed ambient lighting enhances the contemporary feel, creating a warm and welcoming atmosphere that's perfect for relaxing or entertaining

## Open Plan Breakfasting Kitchen/Dining/Sitting Room

This stunning open plan kitchen, dining, and sitting area forms the true heart of the home - a beautifully designed space perfect for both everyday family living and entertaining. Finished with elegant herringbone Amtico flooring and warmed by underfloor heating, the room feels bright and spacious with Velux windows and bi-fold doors opening onto the rear garden. A wood burner provides a stylish focal point, while the carpeted sitting area adds warmth and comfort to the modern interior





#### Breakfasting Kitchen

18'7 x 18'6 (5.66m x 5.64m)

The modern kitchen is fitted with a comprehensive range of sleek high gloss wall and base units, complemented by quartz countertops. It benefits from a selection of high quality integrated appliances, including a fridge, dishwasher, wine cooler, electric hob with overhead extractor, and a suite of Neff appliances comprising two electric ovens, a built-in coffee machine, and a microwave. The breakfast bar provides casual seating and a sociable space, ideal for family living or entertaining. Skylights fill the area with natural light, creating an open and airy atmosphere. Bi-fold doors open to the rear garden, while an adjoining rear lobby provides access to the downstairs WC and utility room

#### Dining Area

18'3 x 10'6 (5.56m x 3.20m)

The dining area is an elegant space allowing for a generous dining table and chairs, ideal for family meals and dinner parties. Beautiful pendant lighting and the continuation of the herringbone Amtico flooring create a seamless flow

#### Sitting Area

14'2 x 11'8 (4.32m x 3.56m)

The sitting area provides a comfortable and relaxing retreat within the open plan space. Neutral décor and soft carpeting complement the warm tones of the flooring, while the wood burner adds a cozy touch. With ample room for seating and views over the rear garden through the bi-fold doors, it's the ideal place to unwind and enjoy the heart of this beautiful home

#### Rear Lobby

Provides access to the downstairs WC and Utility Room

#### Downstairs WC

Close Coupled toilet and sink basin. Window to the side elevation

#### Utility Room

8'9" x 5'4" (2.68 x 1.64)

The utility room is fitted with wall and base units providing additional storage and workspace, and includes plumbing for a washing machine and dryer. Finished with herringbone flooring and a radiator, the space also offers access to the home office







#### Storage/Study 9'5" x 8'10" (2.88 x 2.70)

This room is currently used as a study, featuring wall and base units, herringbone flooring, and a door providing direct access to the garage. It offers a versatile and practical space, ideal for working from home

#### First Floor Landing

The first floor landing features a striking glass staircase with a decorative mirror above, creating a stylish welcome. Doors lead to all four bedrooms, the family bathroom, and a cupboard housing the water heater

#### Bedroom One

19'2 x 11'6 (5.84m x 3.51m)

The master bedroom is a spacious and elegant room with a window to the front elevation. It features bespoke fitted wardrobes and a sliding door leading to the ensuite shower room, offering both style and practicality

#### Ensuite

A modern ensuite shower room featuring tiled walls, a sleek walk-in shower with a rainfall head, a floating vanity with basin, close coupled toilet, and natural light from a window to the rear elevation

#### Bedroom Two

14'1 x 9'11 (4.29m x 3.02m)

A spacious double bedroom with floor to ceiling feature headboard and bespoke fitted wardrobes. Window to the rear elevation, sliding glass door to ensuite

#### Ensuite

Modern shower room with rainfall shower, close coupled toilet and basin

#### Bedroom Three

13'9 x 9'10 (4.19m x 3.00m)

Another great sized double bedroom with floor to ceiling feature headboard and bespoke fitted wardrobes. Window to the front elevation, sliding glass door to ensuite

#### Ensuite

Modern shower room with rainfall shower, close coupled toilet and basin

#### Bedroom Four

9'10 x 7'10 (3.00m x 2.39m)

A lovely room with bespoke fitted wardrobes and a window to the front elevation

#### Family Bathroom

8'9 x 5'7 (2.67m x 1.70m)

A well appointed family bathroom with low level WC, wash hand basin and bath. Central heating radiator and double glazed frosted window

#### External

To the front is a blocked paved driveway with ample parking, an integrated garage with roller door and double gates leading to the rear garden.

To the rear is a spacious and beautifully landscaped garden which provides a perfect space for both relaxation and entertaining. There is a lovely lawn area and large patio area, paved with stylish tiles, offers ample room for outdoor furniture, ideal for enjoying sunny days or hosting family gatherings. The neatly fenced boundaries ensure privacy.

#### Garage

15'6 x 7'8 (4.72m x 2.34m)

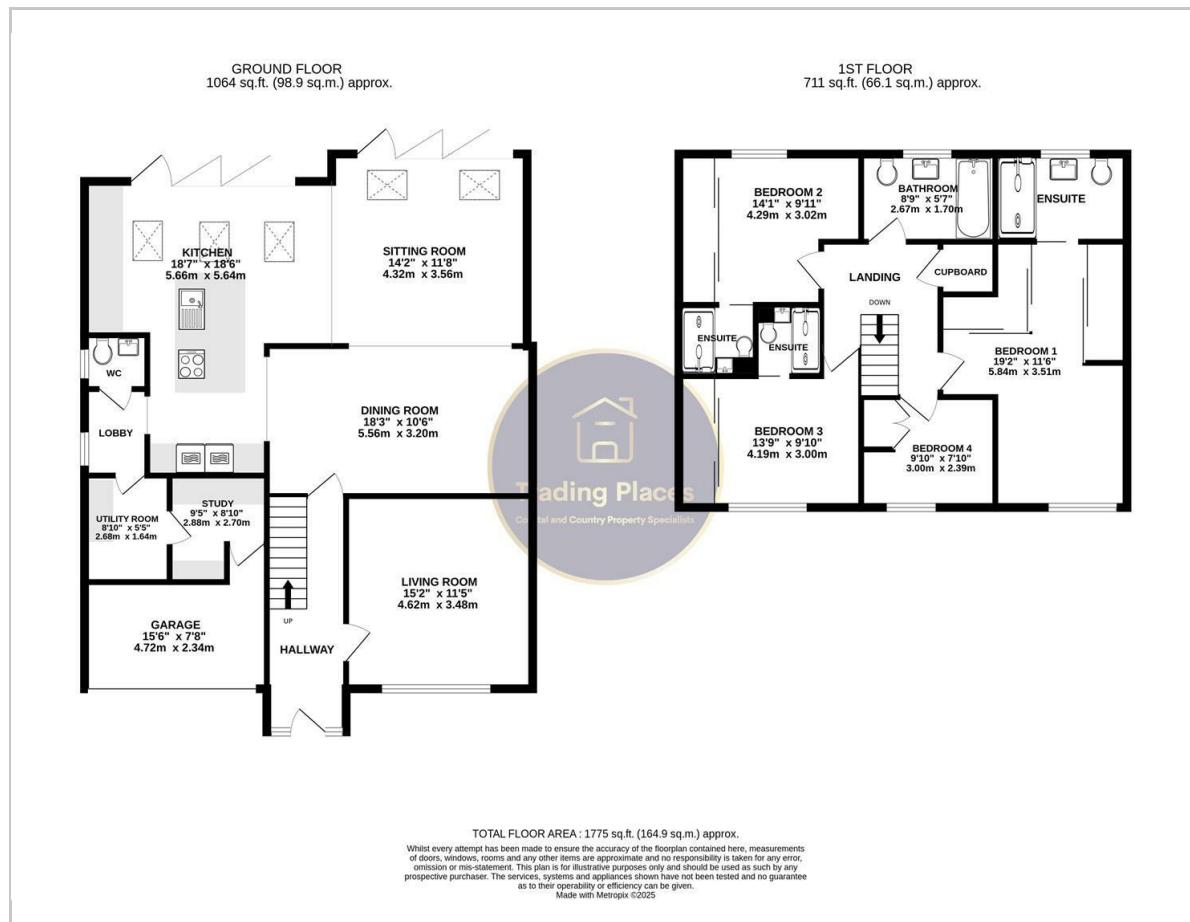
#### Local Area

Located in one of Cramlington's most prestigious residential areas, Richmond Way offers a peaceful yet highly convenient setting. The property is just moments away from Manor Walks Shopping Centre, which provides a wide range of shops, restaurants, and leisure facilities including a cinema and fitness centre. Excellent transport links via the A19 and A1 offer easy access to Newcastle and surrounding areas, while highly regarded schools, parks, and local amenities are all within easy reach. The area also offers excellent outdoor spaces, with nearby parks, woodland walks, and cycle routes providing plenty of opportunities to enjoy the surrounding countryside

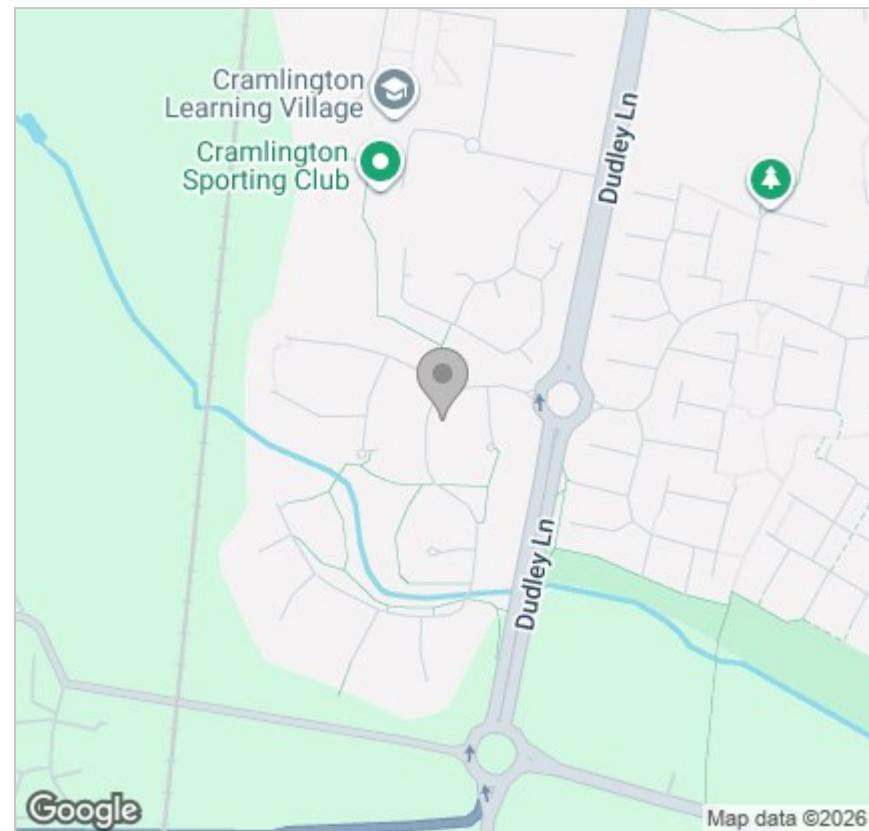




## Floor Plan



## 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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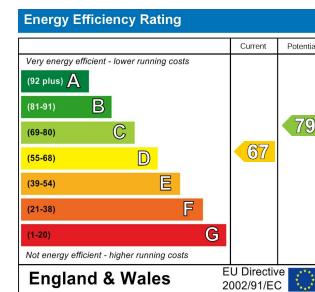
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## Energy Efficiency Graph



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