


SIGNATURE

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 Alexandra Chase, Northumberland NE23 6AA

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Offers Over £399,950

Signature North East is pleased to introduce this exceptional 5-bedroom detached home situated in the heart of Cramlington. This property has undergone an extensive extension and renovations, enhancing its overall appeal. Its prime location provides convenient access to a plethora of amenities, including the Manor Walks shopping centre, restaurants, and schools. This presents an outstanding opportunity for families seeking a well-appointed and conveniently located residence.

Upon entering this property, a central hallway warmly welcomes you, providing access to the home's primary rooms and a conveniently located WC. The first stop is the dining room, offering generous space for a family dining table, creating an ideal entertaining area. Adjacent to the dining room is the study, a versatile space ready to be customized to meet your specific needs. Transitioning from the study, you enter the impressive kitchen, meticulously installed and extended in 2020. It boasts an abundance of storage facilitated by modern-style wall and base units. The kitchen highlights a chic central island complete with a breakfast bar. Conveniently, the kitchen provides access to the rear garden. Continuing forward, you step into the living room, bathed in natural light thanks to the elegant French doors leading to the rear garden. This room offers ample space for your preferred furnishings.

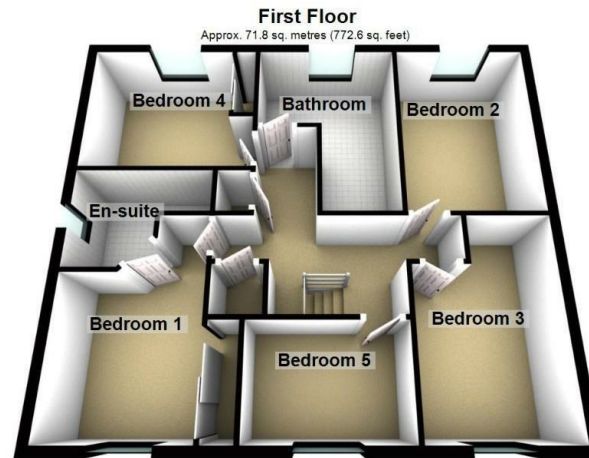
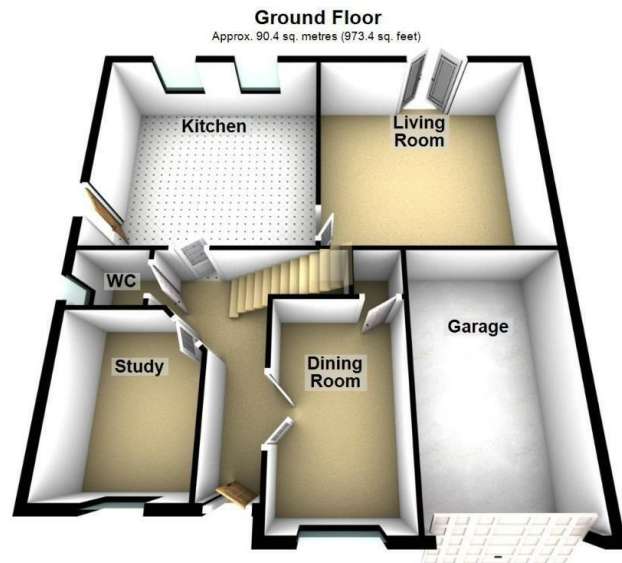
Ascending to the first floor, you'll find five generously sized bedrooms, four of which easily accommodate a double bed along with your preferred furnishings, with two of them featuring sliding door wardrobes. The fifth single bedroom, currently utilized as a dressing room, provides a versatile space ready to be transformed to meet your specific needs. The master bedroom is a standout, boasting its own ensuite for added convenience. Completing this delightful home is the impressive newly installed main bathroom, featuring a whirlpool bathtub, dual sinks, a rainfall walk-in shower, and a WC.

Externally, to the rear of the home, you will discover a generously landscaped garden, adorned with astroturf and a patio surrounded by mature plants. This garden includes a fantastic summer house presently utilized as an outdoor bar, providing a versatile space for various purposes. Notably, you are granted the extra convenience with the loft being partially boarded out with light and ladders. Additionally, the property offers off-street parking for multiple cars through a spacious driveway and a garage.



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

PROPERTY FLOORPLAN



Total area: approx. 162.2 sq. metres (1746.0 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
15'3" x 15'3"

Kitchen
15'4" x 15'3"

Dining Room
13'1" x 8'1"

Study
10'10" x 8'7"

WC
4'9" x 3'8"

Bedroom One
13'4" x 8'9"

Bedroom Two
12'2" x 8'9"

En Suite
8'9" x 6'5"

Bedroom Three
13'3" x 8'9"

Bedroom Four
11'2" x 9'0"

Bedroom Five
9'6" x 6'9"

Bathroom
12'2" x 9'3"

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		91
(81-91) B	78	
(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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