

# SIGNATURE

## NORTH EAST

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 Foxglove Court, Cramlington NE23 8FR

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## Offers Over £265,000

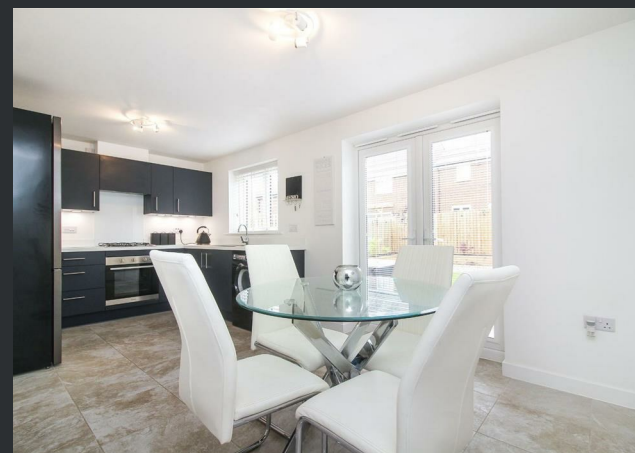
Signature North East welcomes to the market this charming detached house, located in Foxglove Court, Cramlington. The property offers easy access to a wealth of local amenities and excellent road connections. Just a short walk away, you'll find the Cramlington Shopping Centre, a modern retail hub with a diverse selection of shops, supermarkets, and eateries. The property is also close to the Concordia Leisure Centre with its gym, pool, and sports facilities. Cramlington Train Station is within easy reach, providing direct routes to major towns and cities. Situated near the A189 arterial route, the property offers direct access to the wider road network, including the A19 and A1.

Stepping into the central hallway, you are immediately struck by the spaciousness and natural light that fills the two large reception rooms. The first is a generously-sized living room, perfect for family gatherings. The second reception room, a converted garage area, currently serves as a versatile family room or home office. Both reception rooms seamlessly flow into the open-plan kitchen and dining area, which comfortably accommodates a dining table. The kitchen itself boasts impressive space, with attractive wall and base units complemented by sleek countertops. French doors provide direct access to the rear garden, further enhancing the sense of openness and connection to the outdoors. Completing the ground floor, you'll find a convenient utility room and a separate W.C..

Making your way up to the first floor, you'll discover three well-proportioned bedrooms, each offering ample space for a double bed and additional furnishings. The master bedroom features a luxurious 3-piece en-suite bathroom with a spacious shower, hand basin, and a W.C. The second bedroom includes a built-in cupboard for generous storage solutions. The family bathroom has been thoughtfully appointed with a bathtub and shower combination. The loft space has been boarded, providing additional storage.

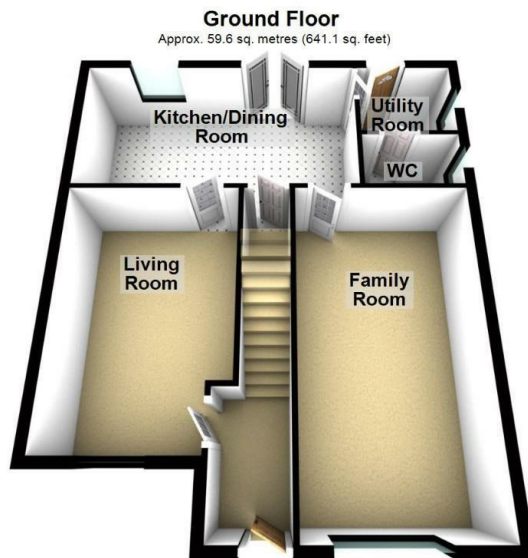
Stepping outside, this home boasts a generously-sized garden, thoughtfully laid to lawn. The patio area offers the perfect setting for outdoor furniture and alfresco dining. The back garden has been beautifully landscaped, featuring low-maintenance cream porcelain tiles that create a sleek and modern aesthetic. In addition to the well-appointed outdoor space, the property includes off-street parking for two cars. The front of the home features a private driveway, while a shared driveway provides additional parking capacity.

This property is ideal for growing families, with its perfect location in a calm cul-de-sac where children can safely run and play. Don't miss this opportunity—call Signature today to book your viewing!



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

# PROPERTY FLOORPLAN



Total area: approx. 111.0 sq. metres (1195.0 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  
15'7" x 10'4"

Family Room  
19'4" x 9'4"

Kitchen / Dining Room  
17'9" x 9'1"

Utility Room  
6'2" x 5'1"

WC  
6'2" x 3'0"

Bedroom One  
14'5" x 8'11"


En Suite  
9'6" x 5'1"

Bedroom Two  
13'5" x 11'9"

Bedroom Three  
11'4" x 10'6"

Bathroom  
6'7" x 6'6"

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>93</b>
(81-91) <b>B</b>	<b>82</b>	
(69-80) <b>C</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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