



## 8 Hatfield Drive Seghill, Cramlington NE23 7TU

- Detached bungalow
- Approx 1/3rd acre plot
  - 4 Bedrooms
  - Double garage
  - No Upper Chain
- Superb condition throughout
- Excellent family sized accommodation
  - lovely bathroom and En-suite
  - Stunning landscaped gardens
  - Must be viewed

**£420,000**







Situated on approx 1/3rd of an acre plot, is this stunning detached bungalow which has been extended and updated to a high standard throughout.

The property offers ready to move into accommodation with the added benefit of no upper chain. Briefly comprising Entrance Hallway leading to Lounge through Dining Room, a 23ft long breakfasting Kitchen with an excellent range of wall and floor units, contrasting work surfaces incorporating stainless steel sink unit, ample space for appliances, lovely conservatory overlooking stunning garden. Internal hallway with plenty storage leads to the 4 bedrooms, master with En-Suite and built in wardrobes, family bathroom with free standing bath, wash hand basin and WC, separate shower enclosure with electric shower.

Externally there is wrought iron fencing with parking for approx 4 cars leading to double garage. To the rear is a private extensive lawned garden with Southerly aspect, well tended and stocked with space for outdoor garden furniture.



## Entrance Hallway

### Lounge

17'0 x 11'9

### Dining Room

10'8 x 8'10

### Conservatory

11'6 x 8'10

### Breakfasting Kitchen

24'1 x 8'11

### Bedroom 1

12'8 x 9'11

### En-suite

8'10 x 3'6

### Bedroom 2

9'8 x 8'5 excluding robes

### Bedroom 3

10'6 x 8'7

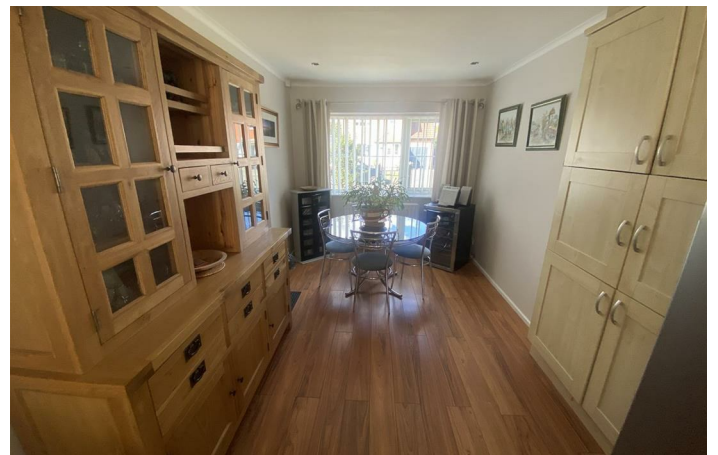
### Bedroom 4

10'1 x 6'9

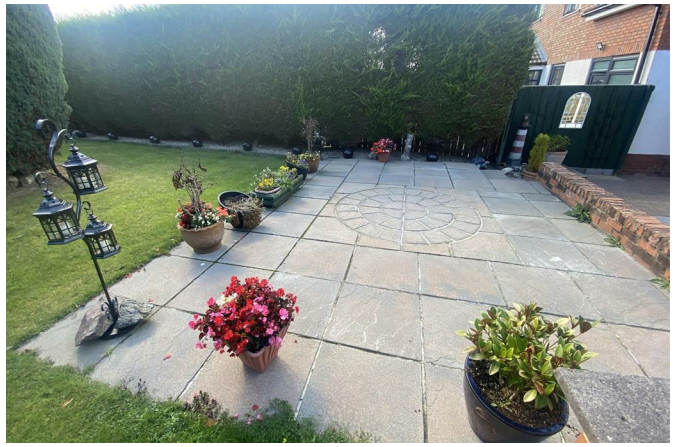
### Bathroom/wc

8'7 x 7'9

### Externally









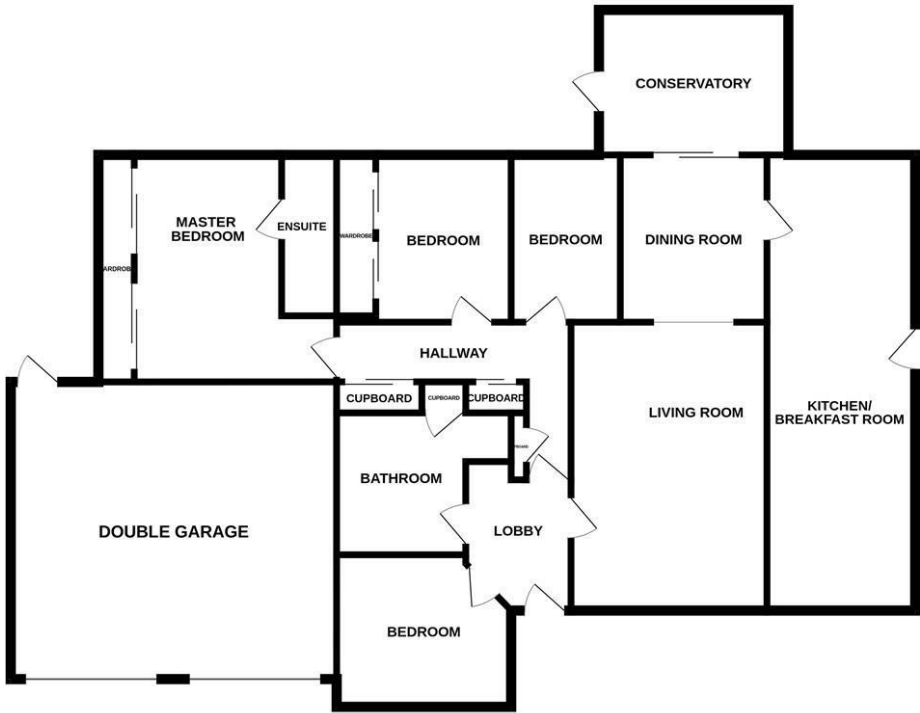
Local Authority Northumberland County Council  
Council Tax Band D  
EPC Rating C  
Tenure Freehold

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	72	76
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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