

# SIGNATURE

## NORTH EAST

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📍 Cranbrook, Cramlington NE23 7FE

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**Offers Over £344,950**

Signature North East welcomes you to this superb four-bedroom detached home, ideally situated in the peaceful village of Annitsford, Cramlington. This property is perfectly placed for those seeking tranquillity with nature on the doorstep, thanks to the nearby Annitsford Pond and Fordley Planta. Local schools and essential amenities are just a short distance away, making it a fantastic choice for families and commuters alike.

Step inside through a spacious entrance hallway and into the bright and airy living room, which is bathed in natural light thanks to a generous front-facing window. The heart of the home lies in the beautifully refurbished kitchen, completed just last year, offering ample space, stylish wall and base units, and sleek worktops. There's room for a family dining table, making it ideal for everyday living and entertaining. The kitchen also boasts integrated appliances including a dishwasher, washing machine, double oven and a hob. A convenient ground floor WC completes the layout on this level.

Upstairs, the first floor hosts three well-proportioned double bedrooms, with bedroom two enjoying its own private en-suite. The modern family bathroom features a bathtub, separate shower, wash basin, and WC. Head upstairs again to the second floor, where the principal bedroom awaits, offering privacy, generous space, and the added luxury of its own en-suite.

Externally, this property truly impresses with a landscaped rear garden that has undergone extensive work. It features a well-kept lawn, a smart patio area, and a host of luxury additions including a hot tub, built-in bar with beer pump and fridge, and a BBQ integrated into an outdoor kitchen, perfect for alfresco entertaining. The driveway includes an EV charging point, specifically a Tesla charger, adding a practical touch to this stylish family home.



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

# PROPERTY FLOORPLAN



Total area: approx. 122.8 sq. metres (1321.5 sq. feet)

## Measurements:

Living Room  
10'8" x 14'2"

Kitchen  
19'3" x 10'10"

WC  
3'1" x 5'5"

Bathroom  
5'4" x 8'5"

Bedroom Two  
14'7" x 10'4"

En-Suite  
3'4" x 6'11"

Bedroom Three  
9'5" x 10'4"

Bedroom Four  
11'3" x 8'6"

Bedroom One  
11'4" x 15'9"

En-Suite  
7'1" x 5'7"

## Energy Efficiency Rating

|                                                    | Current | Potential |
|----------------------------------------------------|---------|-----------|
| Very energy efficient - lower running costs        |         |           |
| (92 plus) <b>A</b>                                 |         |           |
| (81-91) <b>B</b>                                   |         |           |
| (69-80) <b>C</b>                                   | 79      | 82        |
| (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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