



14 Rouen Crescent

Barley Meadows, Cramlington, NE23 6FE

£379,950



Trading Places

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Trading Places are delighted to present this beautifully extended and impeccably presented detached family home, ideally positioned on Rouen Crescent within the highly sought-after Barley Meadows development in Cramlington. Offering a superb standard of finish throughout, this impressive home provides the perfect balance of contemporary style and practical family living.

Barley Meadows is a highly regarded residential development within Cramlington, offering convenient access to the A1 and A19. The town centre and Manor Walks provide an excellent range of shops, restaurants, supermarkets and leisure facilities, while well regarded schools are close by. Cramlington Nature Reserve is nearby, offering scenic walking routes and wildlife-rich surroundings, with the Northumberland coastline and countryside just a short drive away.

The welcoming entrance hallway leads to the principal ground floor accommodation. To the front is a bright and stylish living room, complete with a bay window and electric fire. To the rear lies the true heart of the home, a stunning extended open-plan kitchen, dining and family area. This exceptional space is flooded with natural light and finished to a high specification, with quartz work surfaces, integrated appliances, a central island and bi-fold doors opening seamlessly onto the rear garden. A practical utility room and downstairs WC complete the ground floor. To the first floor, there are four well proportioned bedrooms, including a generous principal suite with fitted wardrobes and a modern en-suite shower room, alongside a stylish family bathroom. Externally, the property benefits from a double driveway providing off-street parking and a garage. To the rear, a landscaped garden offers an ideal setting for relaxing and entertaining, with well maintained lawn and a sandstone patio.

Early viewing is essential to fully appreciate the quality and lifestyle on offer. Call Trading Places on 0191 2511189 to book. EPC B. Council Tax Band D.

Hallway

A welcoming entrance hallway accessed via a part-glazed composite front door. The space features a decorative light fitting and central heating radiator, with doors leading to the living room, kitchen and cloakroom/WC. A staircase leads to the first floor, completing this bright and inviting introduction to the home. Herringbone Flooring.

Living Room

16'9" x 11'0" (5.11m x 3.37m)

This stylish living room has a double-glazed bay window to the front aspect that allows for plenty of natural light. A striking feature media wall provides space for a recessed TV mount and incorporates a contemporary electric fire, creating a modern focal point. The space is finished with a soft carpeted floor, an attractive decorative light fitting, and two radiators.





Kitchen/Dining/Family Room
26'3" x 21'1" (8.02m x 6.44m)

This impressive extended open-plan kitchen, dining and family room offers a superb modern living space, finished to a high specification throughout. The room features a ceramic tiled floor and a part vaulted ceiling with Velux windows and inset downlights, creating a bright and airy atmosphere. Double-glazed windows to the rear aspect and double-glazed bi-fold doors open directly onto the recently landscaped rear garden and patio, seamlessly blending indoor and outdoor living. The space is served by central heating radiators, including a contemporary wall-mounted vertical design.

The kitchen is fitted with an extensive range of contemporary wall and base units, complemented by contrasting white granite work surfaces and splashbacks. Integrated appliances include a dishwasher, double electric oven and fridge freezer, along with a recessed composite sink with mixer tap. A stylish breakfast island with quartz surface and matching side panels incorporates an induction hob and is enhanced by a decorative overhead light fitting, providing a striking focal point for the room.

Additional features include a pantry cupboard, extractor fan, and access to the utility room, making this a highly practical yet beautifully designed family space.

Utility Room
9'10" x 4'10" (3.00m x 1.48m)

A practical utility room fitted with a range of base units complemented by granite work surfaces and splashback. There is a recessed stainless steel sink with mixer tap, along with space and plumbing for a washing machine and tumble dryer. The room features decorative tiled floor, central heating radiator and inset downlights. A part-glazed composite door provides access to the side aspect, with an additional internal door leading to the garage.

Downstairs Cloaks WC

A stylish downstairs cloakroom fitted with a close coupled WC with push button flush and a pedestal wash hand basin with mixer tap. Herringbone flooring and a combination of part-painted and part-tiled walls. The room benefits from inset downlights, an extractor fan and a central heating radiator.







First Floor Landing

A carpeted staircase leads to the first floor, featuring a double glazed window to the side aspect and attractive painted timber spindles with decorative oak banisters. The first floor landing continues with a carpeted floor, creating a bright and cohesive space. There is a central heating radiator, decorative light fitting and loft hatch with pull-down ladders providing access to a boarded loft. Doors lead to all bedrooms and the family bathroom, while an airing cupboard houses the boiler.

Bedroom One

14'9" x 11'1" (to the longest point) (4.50m x 3.38m (to the longest point))

Bedroom one is a spacious and well presented principal room featuring a carpeted floor and a double-glazed window to the front aspect, complete with fitted blinds. The room benefits from a central heating radiator and an extensive range of floor to ceiling fitted wardrobes with sliding mirrored doors, providing excellent storage. A door leads through to the en-suite shower room.

Ensuite

The suite comprises a hand basin with mixer tap set on a high-gloss vanity unit with drawers, a close coupled WC with push button flush, and a walk-in shower with glass screen and tiled surround. A double-glazed window to the side aspect allows for natural light, while a heated towel rail completes this contemporary space.

Bedroom Two

10'2" x 9'11" (3.10m x 3.04m)

Bedroom two is a well proportioned and neatly presented room featuring a double glazed window to the rear aspect, complete with fitted blinds. The room also benefits from a central heating radiator and floor to ceiling fitted wardrobes with sliding glass doors, offering excellent built-in storage. Carpeted floor.

Bedroom Three

11'2" x 7'8" (3.42m x 2.35m)

Bedroom three is a comfortable and well presented room with a double glazed window to the rear aspect and floor to ceiling fitted wardrobes with mirrored doors. Carpeted floor. Central heating radiator.

Bedroom Four

9'8" x 7'8" (2.97m x 2.36m)

Bedroom four benefits from floor to ceiling fitted wardrobes with glass sliding doors and a double glazed window to the front aspect with fitted blinds providing a light and airy feel. Carpeted floor. Inset downlights. Radiator.

Family Bathroom

6'11" x 6'2" (2.11m x 1.90m)

The family bathroom is beautifully presented with a herringbone tiled floor and a combination of part painted and part tiled walls. The suite comprises a hand basin with mixer tap, a close coupled WC with push button flush, and a panelled bath with contemporary wall-mounted mixer tap. A double glazed window to the front aspect provides natural light, while an anthracite grey heated towel rail completes this elegant and practical bathroom. Inset downlights. Extractor fan.

Garage

9'10" x 9'10" (3.00m x 3.00m)

The garage is fitted with an electric roller door, power supply, and lighting. A portion of the original garage has been integrated into the living space as part of the recent renovation, enhancing the overall layout of the home.

External

The front of the property features a block paved double driveway leading to the garage, and a well-maintained lawn with mature plants and shrubs complemented by a hedged boundary. External lighting. A timber gate to the side provides convenient access to the rear garden.

The rear garden has been landscaped to create a stylish and functional outdoor space. A paved patio area in Indian sandstone provides an ideal setting for outdoor dining, bordered by timber sleepers planted with a variety of shrubs and plants. A generous lawn is framed by decorative gravel, sleepers, timber fencing, and an assortment of mature shrubs, offering both privacy and visual appeal. The garden is equipped with an outside tap, double power socket and lighting.

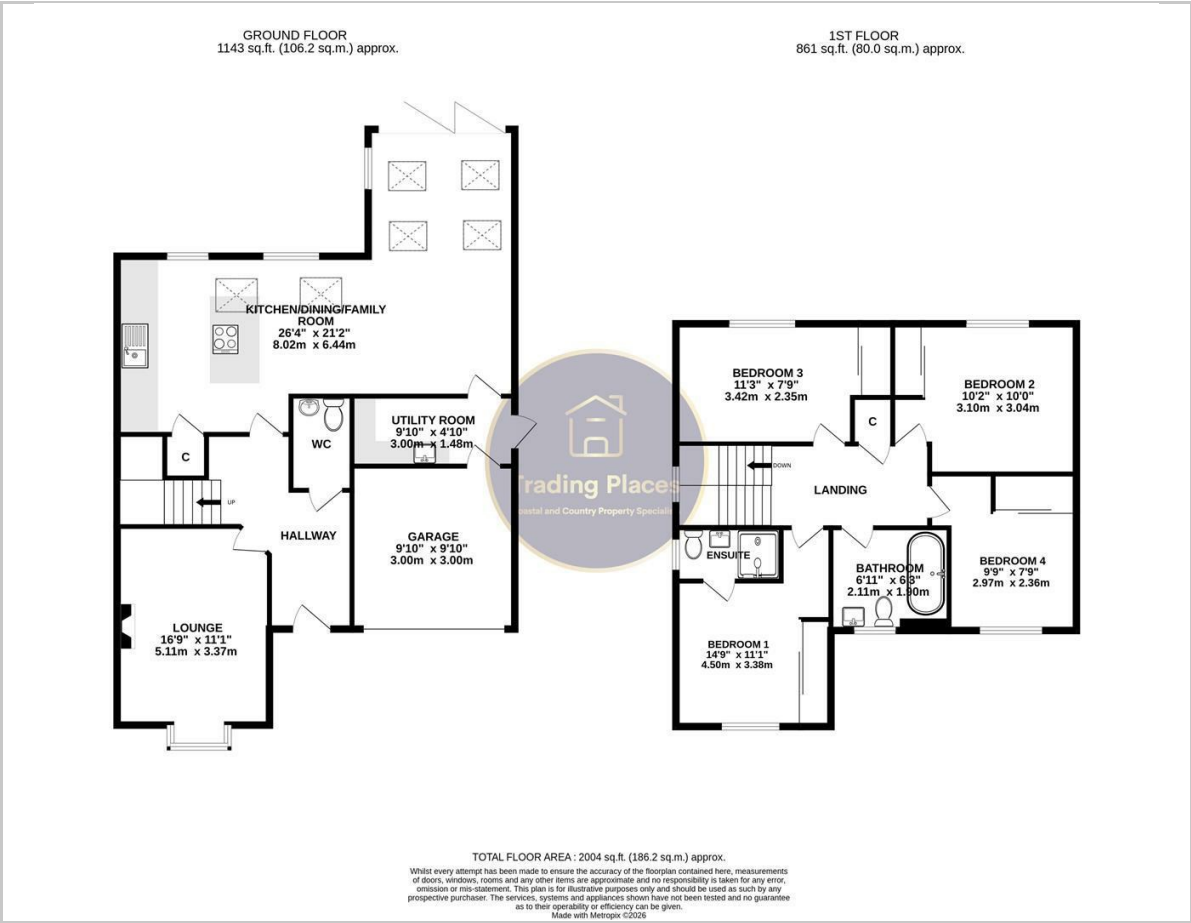




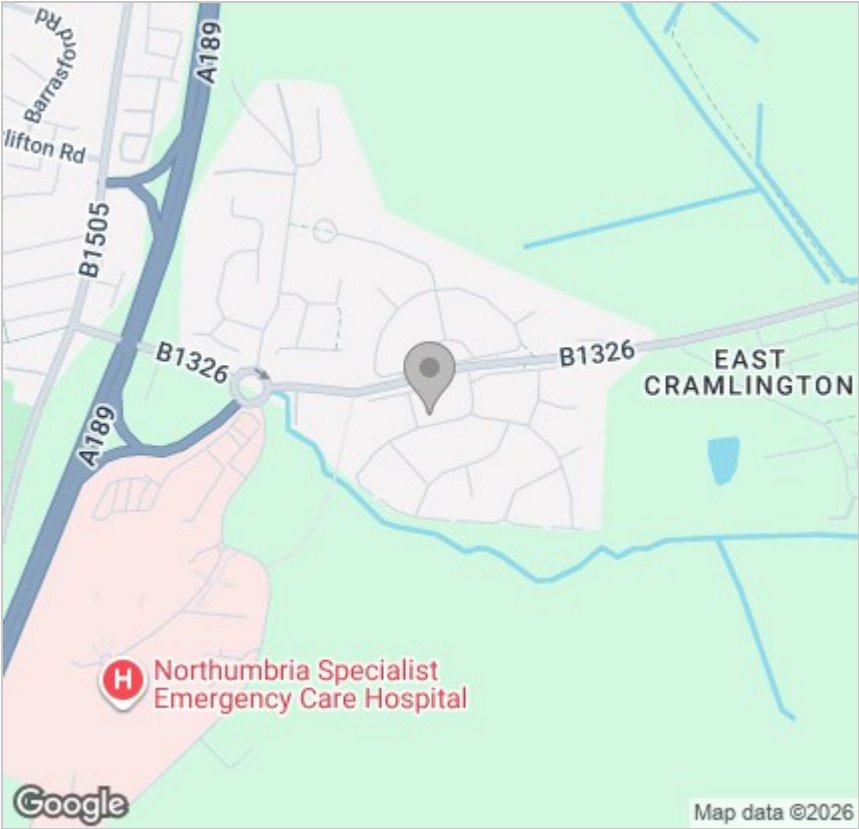




Floor Plan



Area Map

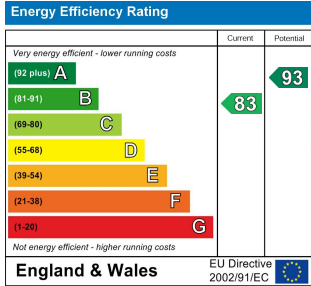


Viewing

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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Energy Efficiency Graph



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