

# SIGNATURE

## NORTH EAST

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📍 Hatfield Drive, Cramlington NE23 7TU



# Hatfield Drive, Cramlington NE23 7TU

**Asking Price  
£445,000**

Signature North East is delighted to welcome to the market this impressive four-bedroom detached home, ideally situated on the sought-after Hatfield Drive in Seghill. Nestled within a peaceful cul-de-sac, the property enjoys a desirable residential setting with convenient access to local shops, schools, a medical centre and everyday amenities. Nearby Cramlington offers an excellent range of retail, leisure and dining facilities at Manor Walks, while superb transport links via the A19, A1 and local rail services make commuting across the region straightforward. The area also benefits from nearby green spaces and countryside walks, combining village appeal with excellent connectivity and convenience.

Upon entering the property, you are welcomed into the reception hall with a vaulted ceiling, providing access to both sides of the home. To the right, double doors open into a generous south-facing living room, flooded with natural light and centred around an attractive fireplace, with ample space for a range of furnishings. To the left, the open-plan kitchen and dining area offers an ideal space for modern family living. The dining area comfortably accommodates a family dining table, enjoys views over the front garden patio area, and benefits from sliding door access outside. The kitchen is fitted with an excellent range of wall and base units, complemented by plentiful worktop space, a breakfast bar with seating for two, and integrated appliances including an oven, gas hob and dishwasher. Completing the ground floor is a spacious bedroom with patio doors leading to the rear garden, a walk-in wardrobe providing excellent storage, and space for a king-sized bed alongside additional furnishings. A well-appointed family bathroom serves this level and features a bath, separate shower cubicle, wash hand basin and WC.

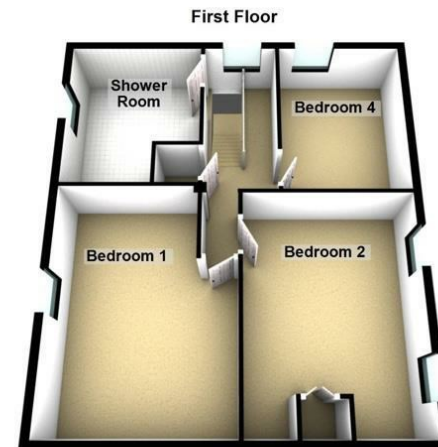
To the first floor are three further generously sized bedrooms, each capable of comfortably accommodating at least a double bed along with additional furnishings. Completing the accommodation is a shower room fitted with a shower, wash hand basin and WC.

Externally, the property boasts a substantial rear garden extending to approximately 25ft, featuring raised patio areas ideal for outdoor seating and entertaining, alongside mature shrubs and planting that enhance the outdoor space. To the front, there are lawned gardens, including an attractive garden area positioned beside the main entrance and overlooked by the dining room. Further benefits include a garage with an adjoining storeroom, ample off-street parking for multiple vehicles, recently serviced central heating and boiler systems, and replacement ground-floor radiators installed in recent years.



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

# PROPERTY FLOORPLAN



## Measurements:

Living Room  
21'4" x 16'9"

Reception  
9'4" x 13'7"

Kitchen  
7'5" x 11'7"

Dining Area  
13'4" x 10'10"

Bedroom Three  
11'9" x 12'8"

Bathroom  
11'11" x 9'5"

Garage  
9'2" x 16'7"

Store Room  
6'2" x 9'6"

Bedroom One  
17'11" x 13'8"

Bedroom Two  
17'10" x 12'11"

Bedroom Four  
12'8" x 9'10"

Shower Room  
10'9" x 10'0"

Total area: approx. 200.3 sq. metres (2156.4 sq. feet)









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