

SIGNATURE

NORTH EAST

OFFICIALLY RATED THE NO.1 ESTATE AGENT IN THE NORTH EAST





📍 Hatfield Drive, Cramlington NE23 7TU

Hatfield Drive, Cramlington NE23 7TU

Offers Over £425,000

Signature North East is delighted to welcome to the market this impressive four-bedroom detached dormer bungalow, ideally situated on the sought-after Hatfield Drive within the Netherfield Park Estate, 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 and A1 make commuting across the region straightforward. The new train station in Seaton Delaval, which provides free parking and direct services to Newcastle Central Station, is also nearby, making this an excellent choice for commuters. The area further 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.

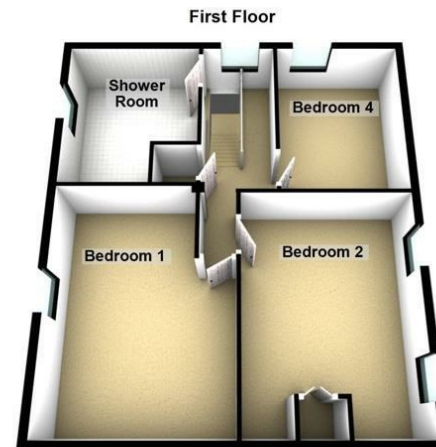
To the first floor is a landing with a useful airing cupboard housing the Potterton combi boiler, providing access to three further generously sized bedrooms. Bedroom two comfortably accommodates a double bed alongside additional furnishings, while bedrooms three and four are generously proportioned and can each accommodate a king-sized bed 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 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



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

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"

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		80
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive
2002/91/EC







More 5 Star Customer Reviews than any other Agent based in the North East on allAgents.co.uk



SALES

LETTINGS

FINANCE

LAW

WE COVER THE WHOLE OF THE NORTH EAST

Whitley Bay
0191 251 3344

Cramlington
01670 897 213

Tynemouth
0191 296 6689

Morpeth
01670 513 966

Ponteland
01661 820 082

Wallsend
0191 432 4151

Alnwick
01665 511 800

Heaton
0191 432 4275

Forest Hall
0191 266 9966

Other locations
0191 640 3523

Newcastle
0191 640 2284

Durham
0191 303 8252

Gosforth
0191 640 3523

Sunderland
0191 543 6390

Whickham
0191 432 5102

Gateshead
0191 432 4294

Jesmond
0191 281 1037

Killingworth
0191 640 3602

Ryton
0191 413 9845

Head Office &
Lettings
0191 253 4815

*Highest recommended 5-star reviews than any other Estate Agent based in the North East on allAgents.co.uk - The UK's Largest Customer Review Website for the Property Industry & Awarded Best Estate Agency 2018 & 2019 - North East England by SME News