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SNOWDROP WAY, WEST MEADOWS, CRAMLINGTON, NE23

Offers Over £400,000

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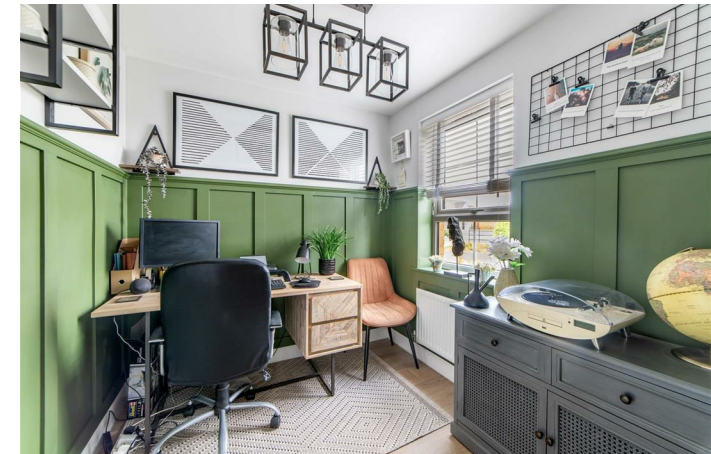
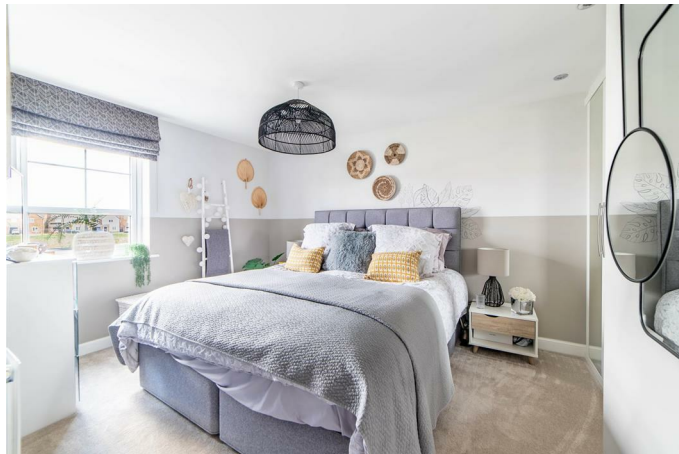
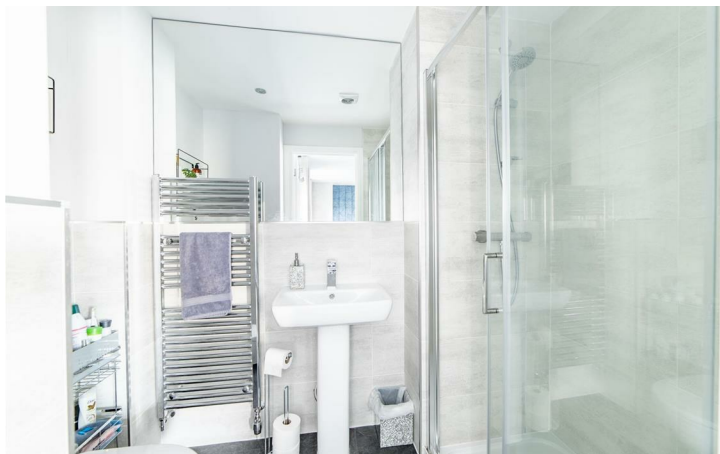
Beautifully presented four-bedroom detached family home situated on Snowdrop Way within the sought-after West Meadows development in Cramlington, offering spacious accommodation, a detached garage and a landscaped rear garden.

Designed for modern family living, the property features a generous open-plan kitchen, dining and family room with integrated appliances, French doors to the garden and a separate utility room. A spacious living room, home office, convenient ground-floor WC and four well-proportioned bedrooms, including a main bedroom with en suite, are complemented by fitted wardrobes to all bedrooms, driveway parking and a detached garage.

West Meadows is a highly regarded modern development, ideally placed for Manor Walks Shopping Centre, supermarkets, cafés, restaurants, and leisure facilities, while well-regarded schools and nearby green spaces make it particularly appealing for families. Excellent transport links include Cramlington Railway Station, regular bus services, and easy access to the A19 and A1, providing convenient connections across the region and into Newcastle, making this an outstanding home in a desirable setting.

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The internal accommodation comprises: a welcoming entrance hall with stairs leading up to the first floor, providing access to a spacious front-facing living room, a stylish home office, and a convenient WC. To the rear, the impressive open-plan kitchen, dining and family room is fitted with shaker-style wall and base units, quartz-effect work surfaces, integrated double ovens, a gas hob with extractor, an integrated wine cooler, recessed lighting and wood-effect flooring. A well-appointed utility room is accessed directly from the kitchen, while French doors open onto the rear garden, filling the space with natural light.

The living room offers generous proportions and a bright front aspect, while the open-plan kitchen, dining and family room provides an excellent setting for both everyday living and entertaining, with clearly defined areas and direct access to the garden.

Stairs lead to the first-floor landing, providing access to four well-proportioned bedrooms and the family bathroom. The main bedroom benefits from fitted wardrobes and a contemporary en-suite shower room, while bedrooms two and three also feature fitted wardrobes, with bedroom two further benefiting from useful over-stairs storage. The fourth bedroom is well proportioned and is served alongside the remaining bedrooms by the modern family bathroom fitted with a bath and shower over.

Externally, the property enjoys an enclosed front garden, a driveway providing off-street parking and access to the detached garage. The rear garden has been thoughtfully landscaped with a paved patio, generous lawn, established planting, a further seating area with a gazebo, enclosed timber fencing, and gated access to the side.



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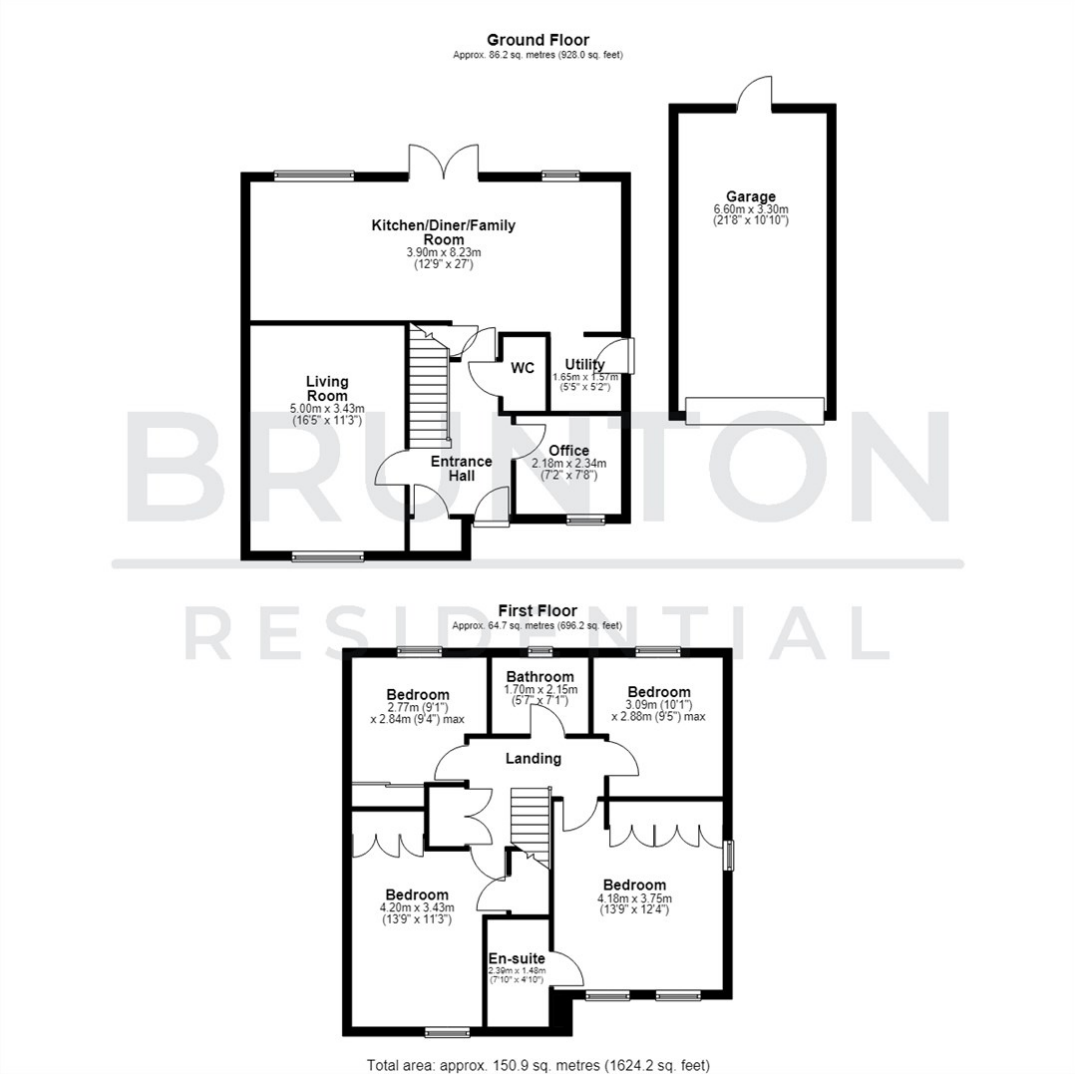
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TENURE : Freehold

LOCAL AUTHORITY : Northumberland CC

COUNCIL TAX BAND : D

EPC RATING : B



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		94	(92 plus) A		
(81-91) B	85		(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	