SIGNATURE

NORTH EAST

CREATING MOVES, BUILDING RELATIONSHIPS,

Exceeding Expectations



FOR SALE

St. Davids Park

CRAMLINGTON, NE23 1BD

OFFERS OVER

£535,000

6 BEDROOMS · 4 BATHROOMS · 2 RECEPTIONS

WEARESIGNATURE.CO.UK

THE PROPERTY

St. Davids Park

OFFERS OVER £535,000 · FREEHOLD

Signature North East welcomes you to this stunning six-bedroom detached home, located in the popular area of Cramlington. Built in 2022, this modern family residence is ideally situated near green spaces and woodlands, offering a peaceful environment with convenient access to amenities. Manor Walks Shopping Centre, popular bars, and restaurants are just a short walk away, and the area boasts excellent transport connections, making commuting simple and efficient.

Upon entering the property through the central hallway, you are welcomed into a spacious and bright living room, flooded with natural light through large windows, featuring a log burner and offering ample space for furnishings. The heart of the home is the expansive kitchen and dining area, which features stylish wall and base units paired with sleek countertops. Integrated appliances include a dishwasher, hob, hood, fridge freezer, and oven, making it both practical and aesthetically pleasing. This floor also benefits from bedroom six and a convenient conjoined bathroom, along with a useful utility room and a separate WC.

Upstairs on the first floor, you will find four generously sized bedrooms, each comfortably accommodating a double bed and furnishings. The primary bedroom features a walk-through wardrobe leading to a beautifully presented en-suite shower room. A modern family bathroom with a bathtub, separate shower, hand basin, and W.C. completes this level. The second floor hosts the second bedroom with its own private en-suite, as well as a charming playroom - an ideal space for children to enjoy.

Externally, this exceptional home offers a large front garden laid to lawn, and a rear garden that includes a patio area perfect for outdoor seating and entertaining, along with a wood bark section ideal for play or relaxation. Off-street parking is available via a double driveway, completing this outstanding family home, and benefits from a reduced-size garage, currently utilised for storage.





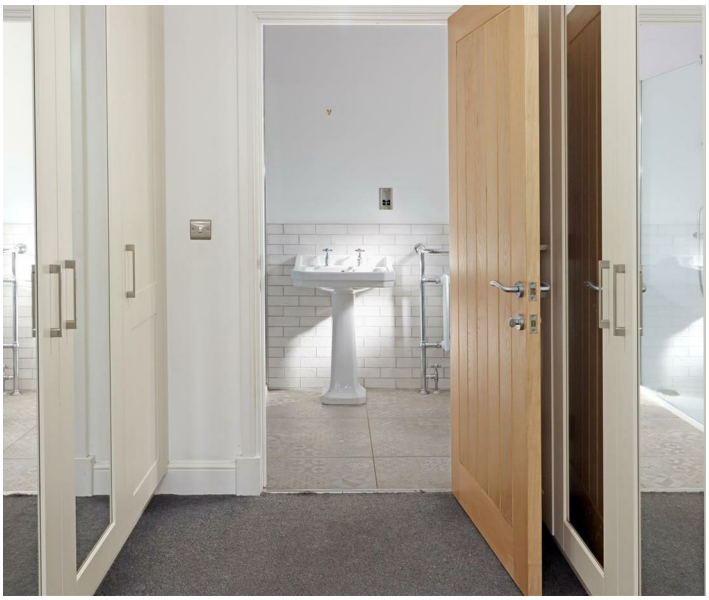
KEY FEATURES

- Six-bedroom detached family home, built in 2022
- Popular Cramlington location close to Manor Walks, bars, restaurants & excellent transport links
- Expansive kitchen & dining area with integrated appliances, utility room & bi-fold doors
- Living room with log burner
- Principal bedroom with walk-through wardrobe & en-suite, plus multiple additional double bedrooms
- Generous gardens with patio & play area, double driveway & reduced-size garage currently used for storage

- Council Tax Band E
- EPC Rating B











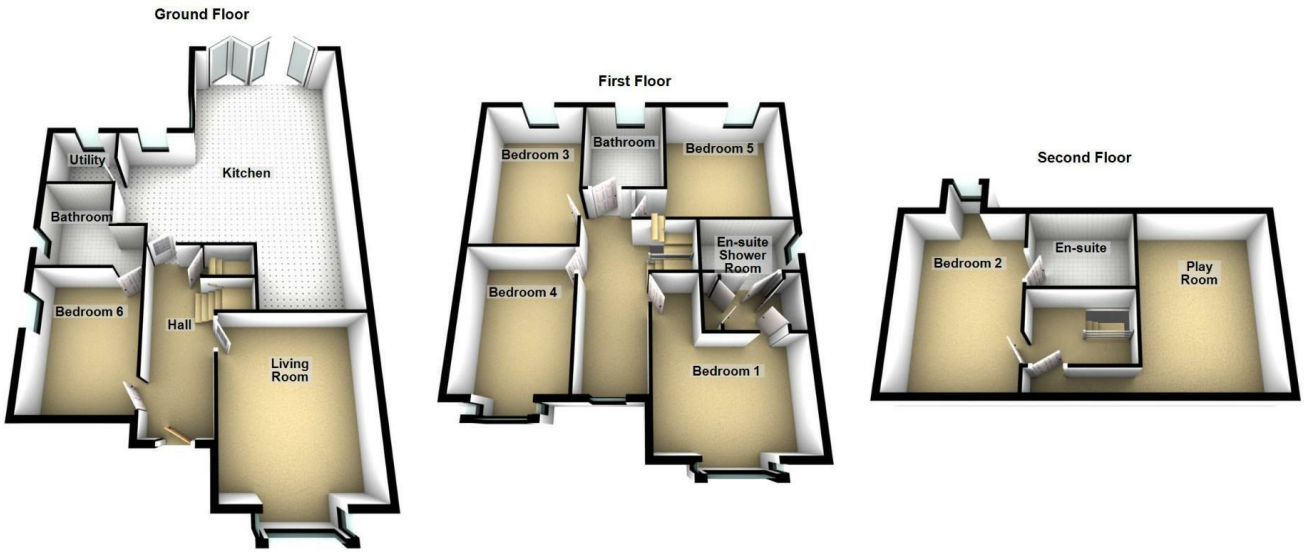
ACCOMMODATION

Room Dimensions

Living Room	4.6 x 3.99 (15'1" x 13'1")
Kitchen	8.99 x 6.99 (29'5" x 22'11")
Utility	1.95 x 1.72 (6'4" x 5'7")
Bedroom Six	3.89 x 2.96 (12'9" x 9'8")
Bathroom	2.98 x 2.57 (9'9" x 8'5")
Bedroom One	6.37 x 3.99 (20'10" x 13'1")
En-Suite Shower Room	2.63 x 1.51 (8'7" x 4'11")
Bedroom Two	4.81 x 3.31 (15'9" x 10'10")
En-Suite	2.08 x 2.83 (6'9" x 9'3")
Bedroom Three	4.66 x 2.98 (15'3" x 9'9")

Bedroom Four	3.96 x 3.37 (12'11" x 11'0")
Bedroom Five	3.52 x 4.03 (11'6" x 13'2")
Bathroom	2.35 x 2.83 (7'8" x 9'3")
Play Room	3.55 x 4.95 (11'7" x 16'2")

FLOOR PLAN



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