



## 4 bed detached house to buy in

Cherry Drive, West Meadows,  
Cramlington, Northumberland, NE23 8GU

# £420,000

🏠 x4 🚗 x3 🚻 x2

Tenure

**Freehold**

Driveway & Garage parking

Garden

## Property features

- ✓ Stunning Four Bedroom Detached Family Home
- ✓ A Rated EPC. Freehold.
- ✓ Highly Sought-After West Meadows Location, Cramlington
- ✓ Immaculately Presented
- ✓ EPC Rating A

## Key Information

- ✓ Council Tax: Band E
- ✓ EPC Rating: A
- ✓ Heating supply: Gas

## Description

Stunning four-bedroom detached family home set within the highly sought-after West Meadows development, offering spacious modern living, three stylish bathrooms and an impressive A-rated EPC.

We are delighted to present to the market this stunning four-bedroom detached family home, located within the highly sought-after West Meadows development in Cramlington. Immaculately presented throughout, the property offers spacious and stylish accommodation including two reception rooms, three modern bathrooms, and an impressive A-rated EPC, together with solar panels, providing excellent energy efficiency and lower running costs. Finished to a significantly higher specification than the standard developer finish, the property has been fully snagged and is presented in true move-in ready condition.

Upon entering the home, you are welcomed by a wide and inviting hallway, enhanced by stylish LVT flooring, creating a sleek and durable finish throughout the ground floor. A practical internal door provides direct access from the hallway into the garage, offering added convenience without the need to step outside. The hallway leads to well-proportioned living spaces, including the main reception room which is bright and spacious, benefiting from an abundance of natural light and fitted shutters, providing both privacy and a high-end finish. The property further benefits from tasteful wall panelling and upgraded flooring throughout, adding to the luxurious feel of the home. This room offers the perfect setting for relaxing or entertaining.

The second reception room provides excellent versatility and could be used as a formal dining room, home office, or additional lounge depending on your needs.

The property boasts four well-presented double bedrooms, each offering comfortable living space and ample room for storage. The principal bedroom benefits from a stylish en-suite shower room, while the additional bathrooms are finished to a high standard with modern fittings and attractive tiling.

The contemporary kitchen offers generous worktop space, quality appliances and room for dining, making it an ideal hub for family life and entertaining.

Externally, the property continues to impress with a beautifully maintained rear garden, larger in style than many comparable plots within the development, providing excellent outdoor space for families, entertaining and enjoying the warmer months. To the front, a driveway provides off-street parking for multiple vehicles.

Ideally positioned within West Meadows, Cramlington, the home benefits from excellent access to local amenities, highly regarded schools, and convenient commuter links across the region.

Offering a superb combination of space, style and efficiency, this exceptional home will appeal to a wide range of buyers. Early viewing is highly recommended to fully appreciate the quality of accommodation on offer. Please contact Pattinson Estate Agents for further information.

Council Tax Band: E

Tenure: Freehold

Length of Lease: 125

Price: £420,000

Property Type: Detached House

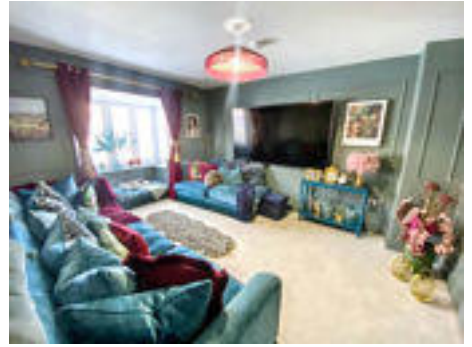
USPs: Garden

Parking: Driveway & Garage

Heating: Gas

## Living Room

3.50m x 4.29m (11'5" x 14'0")



## Dining Room

8.90m x 3.42m (29'2" x 11'2")



## Kitchen

3.50m x 4.29m (11'5" x 14'0")



## Bedroom 1

3.16m x 3.32m (10'4" x 10'10")

## Bedroom 2

3.16m x 3.70m (10'4" x 12'1")

## Bedroom 3

3.16m x 3.40m (10'4" x 11'1")

## Bedroom 4

2.99m x 3.86m (9'9" x 12'7")

## Bathroom



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## En-suite 1



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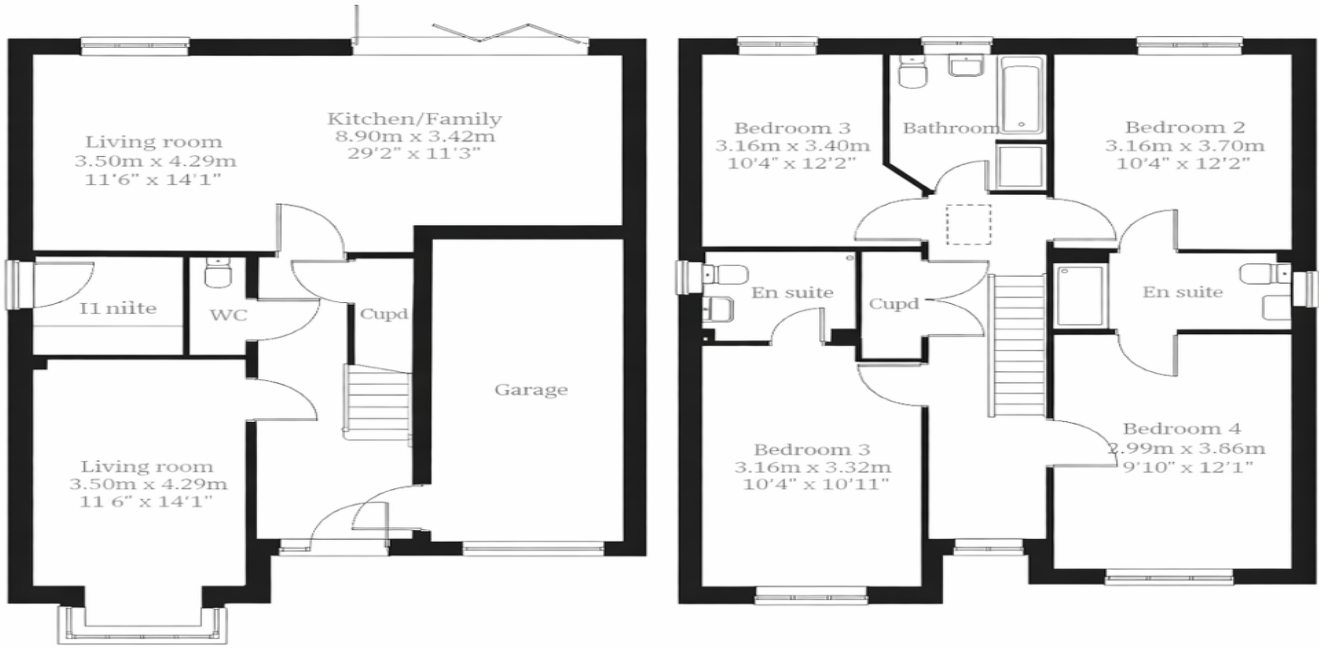
## En-suite 2

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## Utility

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## External Rear.



| Energy Efficiency Rating                           |                         |           |
|----------------------------------------------------|-------------------------|-----------|
|                                                    | Current                 | Potential |
| <i>Very energy efficient - lower running costs</i> |                         |           |
| (92-100) <b>A</b>                                  | 98                      | 98        |
| (81-91) <b>B</b>                                   |                         |           |
| (69-80) <b>C</b>                                   |                         |           |
| (55-68) <b>D</b>                                   |                         |           |
| (39-54) <b>E</b>                                   |                         |           |
| (21-38) <b>F</b>                                   |                         |           |
| (1-20) <b>G</b>                                    |                         |           |
| <i>Not energy efficient - higher running costs</i> |                         |           |
| <b>England, Scotland &amp; Wales</b>               | EU Directive 2002/91/EC |           |

Cherry Drive, West Meadows, Cramlington, Northumberland, NE23 8GU

Contact your local branch today for more information on this property:

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