



## 4 bed detached house to buy in

Cedar Close, West Meadows, Cramlington,  
Northumberland, NE23 8GQ

**£345,000** Offers over

 x 4  x 2  x 1

Tenure

**Freehold**

## Property features

- ✓ Generous living accommodation
- ✓ Fantastic family home
- ✓ Great location with open aspect
- ✓ Landscaped garden
- ✓ EPC Rating B

Driveway & Garage parking

## Key Information

- ✓ Council Tax: Band D
- ✓ EPC Rating: B
- ✓ Heating supply: Gas
- ✓ Water supply: Direct mains water

## Description

Nestled in cul-de-sac within this modern Cramlington estate, this beautifully presented detached family home invites you to enjoy the perfect blend of style, comfort, and practicality. This exceptional property, built by Bellway Homes, boasts generous and flexible living accommodation throughout, making it an ideal choice for growing families and those who love to entertain.

The heart of the home is a contemporary upgraded kitchen, thoughtfully designed with modern living in mind and complemented by an adjoining utility room for added convenience. Generous living spaces offer welcoming areas for relaxation and dining, while high specification blinds in each bedroom ensure comfort and privacy.

With four spacious bedrooms—including a luxurious primary suite with an en suite and a family bathroom.

Step outside into the landscaped garden, perfect for al fresco entertaining. To the front elevation, enjoy open aspect views a rarity found on modern estates. Parking is made easy with a driveway suitable for two cars as well as a detached garage.

This excellent home combines the best of modern living with an unbeatable Cramlington location.

Opportunities like this are rare—book your viewing today to discover all this impressive property has to offer.

Council Tax Band: D

Tenure: Freehold

Price: Offers over £345,000

Property Type: Detached House

Parking: Driveway & Garage

Year built: 2026

Construction materials: Brick and block

Heating: Gas

Water: Direct mains water

Water meter: Yes

Sewerage: Standard UK domestic

Air conditioning: No

## Entrance hallway



## Living Room



## Kitchen



## Snug area



## Additional image



## Utility area

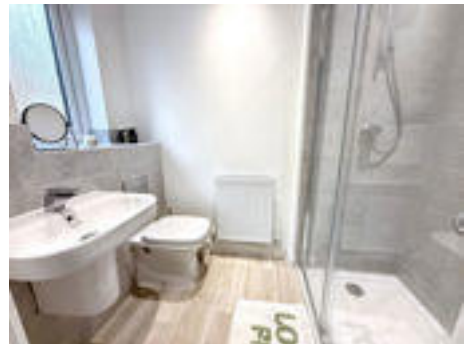


## Cloaks W/C

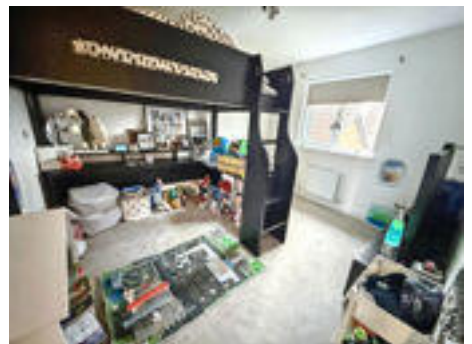
## Bedroom 1



## En suite



## Bedroom 2



## Bedroom 3



## Bedroom 4

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## Bathroom



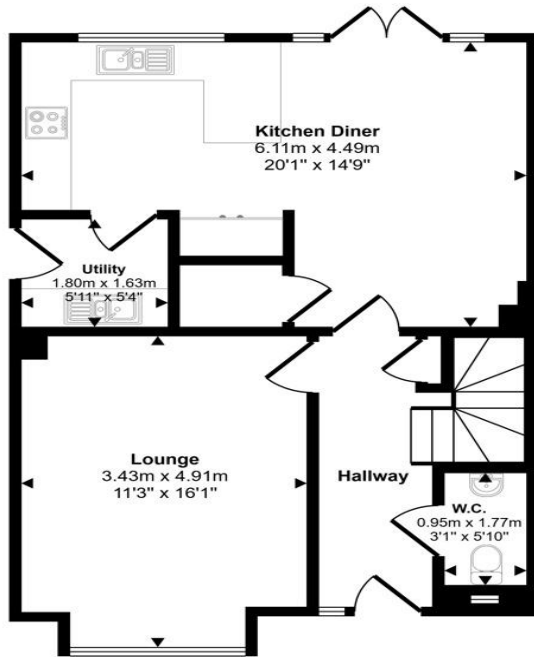
## Outlook



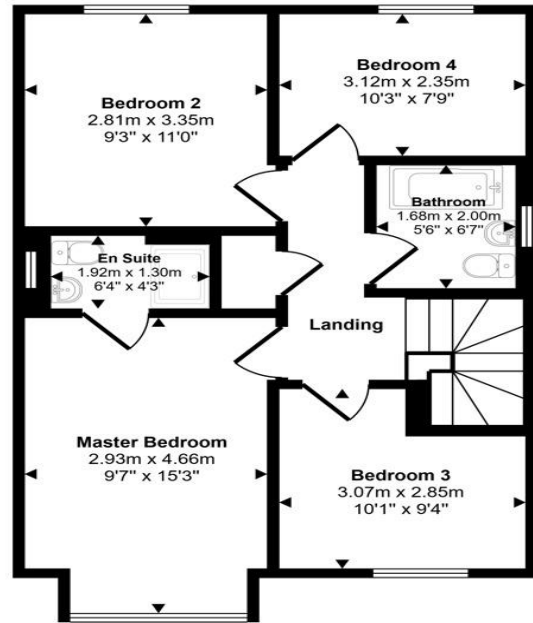
## External



Approx Gross Internal Area  
111 sq m / 1196 sq ft



Ground Floor  
Approx 56 sq m / 598 sq ft



First Floor  
Approx 56 sq m / 598 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			94
(81-91) <b>B</b>		84	
(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>			
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

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

**1A Brackenthwaite, Leicester, Leicestershire, LE4 7GA, <https://laxmanrealestate.com/contact>**

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