3 bed detached house to rent in

Daffodil Gardens, West Meadows, Cramlington, Northumberland, NE23 8FT

£1,500 pcm

x 3 x 2 x 2

Driveway parking

Part Furnished

Property features

- Excellent Corner Plot
- Generous Sized Southerly Garden
- Available November '26
- Three Bedrooms & En-Suite
- EPC Rating B

Key Information

- Council Tax: Band C
- EPC Rating: B
- Heating supply: Gas
- Electric supply: National Grid
- Water supply: Direct mains water
- Broadband: ADSL copper wire
- Mobile signal: Good

Arrange a viewing

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- Flexible viewing slots
- Accompanied viewings

Description

Available NOVEMBER 2026

We offer a delightful detached family home, located on one of the best plots within the West Meadows development.   Well placed on the periphery of Cramlington, providing brilliant access to the A1 major road link and the bustling town centre. In addition, Cramlington has high preforming schools, an accident and emergency hospital and a number of retail and industrial parks.

The plot not only has a generous sized Southerly rear garden but also a pleasant outlook onto a green. With windows to all four elevations, and some rooms boasting dual aspects, the home emits an abundance of natural light throughout - its lovely!

Neutrally decorated and briefly comprising: a welcoming entrance hall, an inviting dual aspect living room, stylish dining kitchen with French doors leading into the delightful garden. A cloakroom/WC completes the ground floor accommodation. On the upper level there is a principal bathroom and three bedrooms, two doubles and single.

A double driveway provides off-road parking.

The home is being offered either on a PARTIALLY FURNISHED OR UNFURNISHED BASIS - please enquire further.

Tenant Referencing Criteria:

Pattinson will undertake referencing checks on all applicants over the age of 18 wishing to move into a rental property. As part of this process, we will undertake:

• A credit check to ensure each applicant does not have any adverse credit such as CCJs (County Court Judgements).

• An affordability assessment to ensure applicant’s income will sufficiently cover the rental payments.

• To pass the affordability check, each applicant's gross annual basic income (including benefits and pensions) must be at least 30 times the monthly rental amount (36 times for Ellinson properties). EG If the rent is £500 PCM, applicants would need to earn £15,000 as an annual pension or basic salary (excluding commission/bonus) before tax or other deductions were made.

• Each applicant's affordability is assessed individually against the criteria.

• Self-employed applicants will require an accountant's reference and should have accounts for a minimum of two years. Net profit will be assessed against the affordability requirement of 30 times the monthly rental amount.

• Employment checks to confirm your start date, salary and if your position is permanent.

• Homeownership checks (only if you are a homeowner) confirming your mortgage payments are up to date.

• A Landlord reference (if you are currently residing in rented accommodation) confirming you have abided by the terms of the lease. This will check that the rent was paid on time and in full, there was no antisocial behaviour and the property was looked after in an appropriate manner.

• 'Right to rent' ID checks.

If you do not meet the requirement, you WILL REQUIRE A HOMEOWNER GUARANTOR.

Council Tax Band: C

Deposit: £1,730.77

Rent: £1,500 pcm

Property Type: Detached House

USPs: Part furnished

Parking: Driveway

Year built: 2023

Construction materials: Timber frame

Roofing type: Slate tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

Water meter: Yes

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: ADSL copper wire

Mobile signal coverage: Good

Entrance

An entrance door opens into a welcoming hallway. A staircase takes you to the first floor accommodation. Onward access into the living room, dining kitchen and cloakroom/WC.
Stylish glazed internal doors throw additional natural lighting into the space.

Living Room

4.44m x 3.41m (14'6" x 11'2")

This is a lovely room boasting a dual aspect with a bay window to the side and a further double glazed window to the front. Contemporary wood panelling makes a great focal point to the room. There is a useful under stairs storage cupboard and a central heating radiator.

Another Living Room Image

Additional Living Room Image

Dining Kitchen

4.40m x 3.12m (14'5" x 10'2")

Located to the rear with French doors opening into the generous sized Southerly aspect rear garden.

The kitchen area is fitted with a stylish range of wall and base units, complementing preparation work surfaces, sink unit and integrated appliances: dishwasher, fridge/freezer, washing machine, oven/hob and extractor hood. Double glazed window to the side elevation.

The dining area is large enough to house a decent sized table.

Another Dining Kitchen Image

Additional Kitchen Image

Cloakroom/WC

Comprising: low level WC and wash hand basin. Double glazed window and central heating radiator.

First Floor Landing

Double glazed window to the rear elevation, access into the bathroom and bedrooms.

Main Bedroom

2.79m x 3.16m (9'1" x 10'4")

A double room situated to the front with a double glazed window, central heating radiator, useful recessed area and onward access into the en-suite shower room.

En-Suite Shower Room

1.47m x 2.60m (4'9" x 8'6")

A white three piece suite comprising: walk-in shower cubicle, low level WC and wash hand basin. The wall and floor coverings complement the suite nicely, heated towel rail and double glazed window.

Bedroom Two

2.38m x 3.46m (7'9" x 11'4")

A double room with a nice dual aspect with windows to the front and side elevations. Central heating radiator and loft access.

The current owners opt to use this room as a dressing room.

Another Bedroom Two Image

Bedroom Three

1.87m x 2.55m (6'1" x 8'4")

Situated to the front with a double glazed window and a central heating radiator.

Principal Bathroom

Fitted with a white three piece suite, comprising: bath, low level WC and wash hand basin. Double glazed window, central heating radiator.

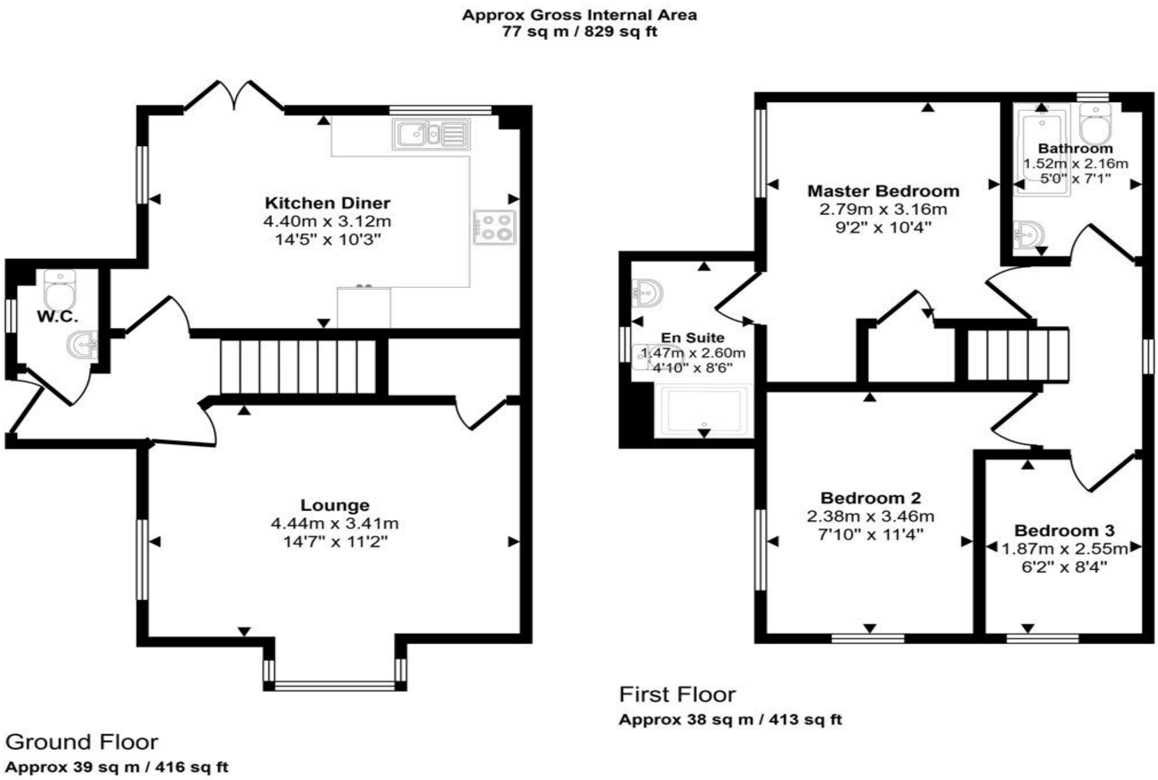
Outside

The homes sits on one of the best plots within the development. A corner plot with a large Southerly aspect private rear garden, double driveway , front and side gardens.

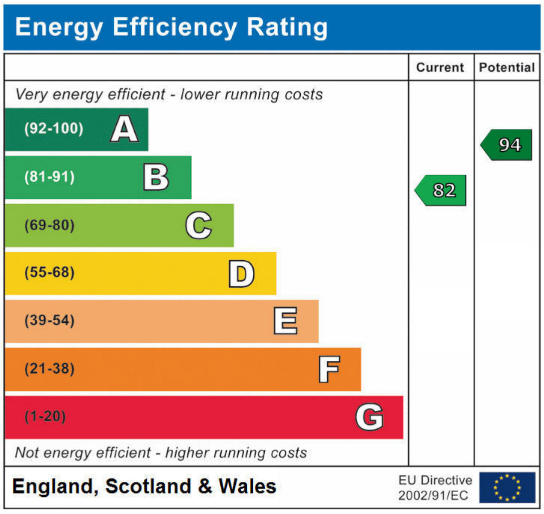
The rear garden is mainly lawned with a paved patio area and fenced perimeter.

Another Outside Image

Floor Plan



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.



Daffodil Gardens, West Meadows, Cramlington, Northumberland, NE23 8FT

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

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