



### 4 bed detached house to buy in

Ivy Drive, West Meadows, Cramlington, Northumberland, NE23 8FP

**£310,000**

🛏 x4 🚿 x2 🚻 x1

Tenure

**Freehold**

Driveway & Garage parking

### Property features

- ✓ Four Double Bedrooms
- ✓ Detached Family Home
- ✓ Contemporary Media Wall to Living Room
- ✓ Principal Bedroom with En-Suite
- ✓ EPC Rating B

## Key Information

- ✓ Council Tax: Band D
- ✓ EPC Rating: B
- ✓ Heating supply: Gas

## Arrange a viewing

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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

## Description

Situated within the highly sought-after West Meadows development, this beautifully presented four-bedroom detached family home offers spacious and modern accommodation throughout, making it an ideal purchase for growing families.

Externally, the property boasts low-maintenance front and rear gardens, finished with artificial turf and paving, providing attractive outdoor spaces that can be enjoyed all year round. To the front, there is driveway parking leading to an integral garage.

Upon entering the property, you are welcomed into a bright and spacious interior. The generous living room features a recently installed contemporary media wall, creating a stylish focal point and perfect space for relaxing and entertaining. To the rear, the impressive open-plan kitchen and dining area provides the heart of the home, offering ample space for family dining and social gatherings. A separate utility room adds practicality, whilst a convenient ground floor WC completes the ground floor accommodation.

To the first floor, there are four well-proportioned double bedrooms, offering versatile living arrangements for families and those working from home. The principal bedroom benefits from its own en-suite shower room, whilst the remaining bedrooms are served by a modern family bathroom.

Located close to excellent local amenities, well-regarded schools, transport links and picturesque countryside walks, this fantastic home combines modern family living with a highly desirable location.

Early viewing is highly recommended to fully appreciate the accommodation on offer.

Council Tax Band: D

Tenure: Freehold

Price: £310,000

Property Type: Detached House

Parking: Driveway & Garage

Listed property: No

Conservation area: No

Heating: Gas

Water meter: Yes

## Front Exterior

The property enjoys excellent kerb appeal with a neatly maintained, low-maintenance lawned garden to the front, complemented by a driveway providing off-street parking and access to the garage. An electric vehicle charging point has been installed, offering added convenience for modern living. The attractive frontage creates a welcoming first impression whilst requiring minimal upkeep throughout the year.



## Hallway

A modern and welcoming entrance hallway providing access to the principal ground floor accommodation. Finished to a contemporary standard, the space sets the tone for the rest of the property, with a clean and stylish presentation and stairs rising to the first floor.



## Living Room

*3.51m x 4.53m (11'6" x 14'10")*

A beautifully presented and spacious living room, centred around a stunning bespoke media wall incorporating an integrated electric fire, creating an impressive focal point. Finished to a high modern standard, the room offers ample space for a range of furnishings and provides the perfect setting for both relaxing and entertaining. Natural light floods the space, enhancing the warm and inviting atmosphere.



## Kitchen / Dining Area

*5.38m x 3.07m (17'7" x 10'0")*

A stylish and contemporary kitchen/dining room, designed with both everyday living and entertaining in mind. The kitchen is fitted with a range of modern wall and base units and benefits from high-quality integrated AEG appliances, including two electric ovens, an induction hob, dishwasher and wine chiller. The dining area provides ample space for a family dining table, while double French doors open directly onto the rear garden, allowing plenty of natural light to fill the room and creating a seamless connection between indoor and outdoor living.



## Utility Room

*1.61m x 1.53m (5'3" x 5'0")*

A practical and well-appointed utility room offering additional storage and workspace, with provision for laundry appliances and further cabinetry to keep household tasks neatly tucked away. Conveniently located off the main living areas, it provides access to the ground floor accommodation and enhances everyday functionality.



## W.C

1.60m x 0.96m (5'2" x 3'1")

A modern and convenient ground floor cloakroom fitted with a low-level W.C and wash hand basin. Finished in a contemporary style, ideal for guests and everyday use.



## Stairs To First Floor

A staircase rising from the entrance hallway to the first floor accommodation, finished in a modern style and providing access to all bedrooms and the family bathroom. The landing offers a light and airy feel, continuing the contemporary presentation throughout the home.



## Master Bedroom

3.11m x 3.21m (10'2" x 10'6")

A generously sized and beautifully presented master bedroom, featuring a range of fitted wardrobes providing excellent storage. The room offers a calm and comfortable retreat, with ample space for additional bedroom furnishings and a pleasant outlook.



## Master En-Suite

1.16m x 2.34m (3'9" x 7'8")

A modern en-suite shower room fitted with a walk-in shower, wash hand basin and low-level W.C. Finished to a contemporary standard with sleek tiling and quality fittings, creating a stylish and practical space.



## Bedroom 2

2.60m x 3.26m (8'6" x 10'8")

A spacious and well-proportioned double bedroom, enjoying a light and airy feel. The room benefits from fitted wardrobes offering excellent storage, while still providing ample space for additional furnishings. Finished in a modern style, this versatile room would make an ideal guest bedroom, children's room or additional family space.



## Family Bathroom

1.87m x 2.18m (6'1" x 7'1")

A modern and well-appointed family bathroom comprising a panelled bath with overhead shower, wash hand basin and low-level W.C. Finished with contemporary tiling and stylish fittings, the room offers a clean and fresh feel, creating a practical and relaxing space for everyday use.



## Bedroom 3

2.47m x 3.20m (8'1" x 10'5")

A well-proportioned third bedroom featuring built-in wardrobes providing excellent storage. Currently utilised as a home office, the room offers excellent versatility and would comfortably accommodate a double bed if required. Finished in a modern style, it is ideal for use as a guest bedroom, study, or additional living space.



## Bedroom 4

2.56m x 3.19m (8'4" x 10'5")

A good-sized double bedroom, benefiting from built-in wardrobes and a pleasant outlook. The room offers a flexible layout with space for a range of furniture, making it suitable for a variety of uses including guest accommodation or a child's bedroom. Finished in a contemporary style, it complements the overall modern feel of the property.

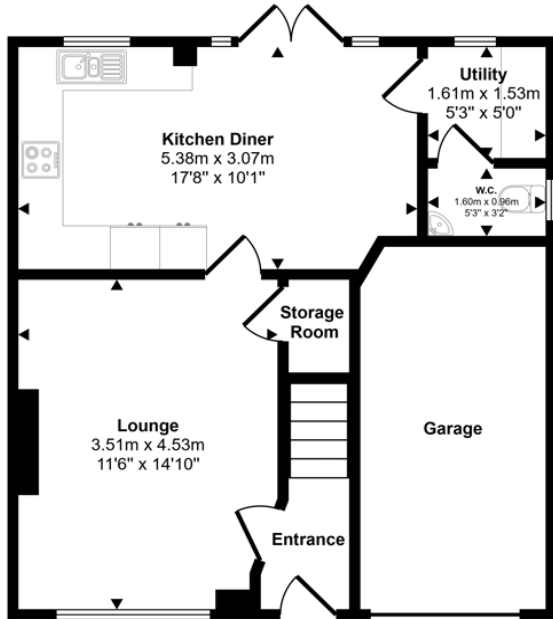


## Rear Exterior

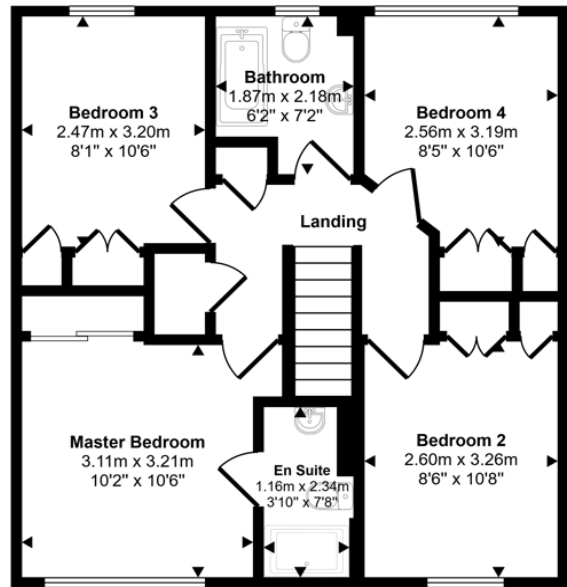
A stunning and thoughtfully designed rear garden, ideal for outdoor entertaining and family enjoyment. The space is beautifully finished with paving stones providing a low-maintenance and stylish seating area, perfect for outdoor dining and relaxing. The garden also benefits from space for outdoor furnishings, creating a sociable and inviting atmosphere throughout the warmer months. An outdoor garden room adds further versatility, currently utilised as additional outdoor seating/storage space, enhancing the overall practicality and appeal of this impressive outdoor setting.



Approx Gross Internal Area  
112 sq m / 1203 sq ft



Ground Floor  
Approx 55 sq m / 597 sq ft



First Floor  
Approx 56 sq m / 605 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			
England, Scotland & Wales		EU Directive 2002/91/EC	

Ivy Drive, West Meadows, Cramlington, Northumberland, NE23 8FP

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

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