



3 bed detached house to buy in

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

£269,950 Offers Over

 x 3  x 2  x 1

Tenure

Freehold

Driveway & Garage parking

Property features

- ✓ Impeccably presented home
- ✓ Utility room
- ✓ Open plan dining/kitchen
- ✓ Solar panels
- ✓ EPC Rating B

Key Information

- ✓ Council Tax: Band C
- ✓ EPC Rating: B
- ✓ Heating supply: Gas
- ✓ Electric supply: Solar PV (Photovoltaic) panels
- ✓ Water supply: Direct mains water

Description

Presenting an immaculate, one-year-old home built by David Wilson Homes situated on a popular modern estate near Cramlington, this outstanding property offers a perfect blend of contemporary design and everyday practicality. Finished to an impeccable standard throughout, it boasts three generously sized double bedrooms, ideal for family living or for those who desire ample guest accommodation. The main bedroom benefits from a stylish en suite, creating a private sanctuary within the home.

A fantastic family home where you will find an open-plan kitchen diner that forms the heart of the property. This sociable space is fitted with modern appliances and features elegant French doors that open directly onto the garden, seamlessly connecting indoor and outdoor living for both entertaining and relaxation. Additional convenience comes from a separate utility room, ensuring your living spaces stay clutter-free.

The home's meticulous presentation extends to the exterior, where a driveway and garage provide plentiful parking and practical storage options. With great travel links on your doorstep making commuting to Newcastle or the coast via the A1 and A19 very straightforward.

Located within a sought-after neighbourhood, this property combines all the benefits of modern living with exceptional accessibility. To truly appreciate everything on offer, arrange a viewing today and discover your new home.

Council Tax Band: C

Tenure: Freehold

Price: Offers Over £269,950

Property Type: Detached House

Parking: Driveway & Garage

Heating: Gas

Electric: Solar PV (Photovoltaic) panels

Water: Direct mains water

Water meter: Yes

Sewerage: Standard UK domestic

Air conditioning: No

Entrance hallway



Living Room



Kitchen Diner



Additional image



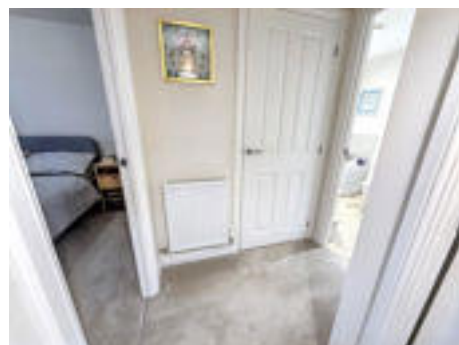
Utility area



Cloaks W/C



Landing



Bedroom 1



En suite



Bedroom 2



Bedroom 3



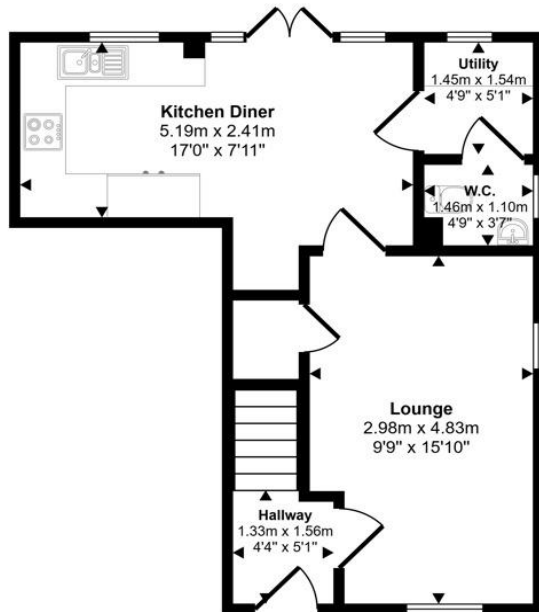
Bathroom



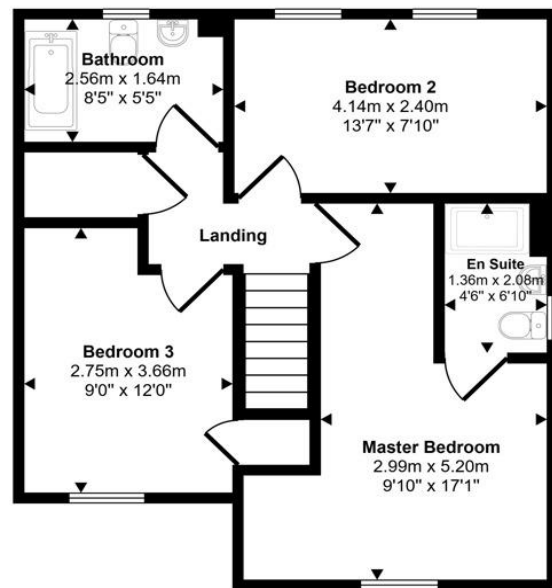
Garden



Approx Gross Internal Area
87 sq m / 938 sq ft



Ground Floor
Approx 38 sq m / 405 sq ft



First Floor
Approx 50 sq m / 533 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) A		
(81-91) B	91	91
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

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

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