



4 bed detached house to buy in

Saxilby Close, St. Nicholas Manor,
Cramlington, Northumberland, NE23 1AZ

£369,950 Offers over

 x 4  x 2  x 2

Tenure

Freehold

Driveway & Garage parking

Property features

- ✓ Open aspect to front elevation
- ✓ Fantastic garden, landscaped to a high standard
- ✓ Four double bedrooms, formerly five bedroom home
- ✓ Open plan kitchen/diner
- ✓ EPC Rating B

Key Information

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

Description

Presenting a superb Corfe style detached home, situated in the highly sought-after St Nicholas Manor estate in Cramlington. This exceptional family residence boasts a fantastic position with an open aspect to the front elevation over green space.

Perfect for families, the property is within easy walking distance of local amenities and shops, with popular schools and green spaces also close by. Cramlington's vibrant town centre, offering an array of restaurants, leisure facilities, and the acclaimed Manor Walks shopping centre, is just a short stroll away, while excellent transport links including the train station provide convenient access to Newcastle and beyond.

The heart of the home is a spacious open plan kitchen/dining room which opens with french doors to the fantastic garden. There is the additional benefit of a dining room which the current owner utilises as a home office with a array of fitted quality bespoke furniture.

Inside, the house has been thoughtfully converted from five bedrooms to four generously proportioned double bedrooms, though it could easily be reinstated to its original layout if desired. The primary bedroom features a modern en suite, ideal for privacy and luxury. Two versatile reception rooms provide ample space for entertaining or relaxing, complemented by a practical utility room to accommodate the demands of busy family life.

To the rear, the westerly facing garden is a true highlight, professionally landscaped and featuring an innovative lighting system, composite decking area, and a high specification pergola with rotating roof slats and pull down blinds – perfect for alfresco dining in all seasons. An artificial lawn ensures easy maintenance.

Parking is never an issue, thanks to a garage and driveway at the rear, as well as a resin driveway at the front, providing off-street parking for multiple vehicles.

Combining space, quality, and convenience in one of Cramlington's most desirable estates, this outstanding property truly stands out from the crowd. Arrange a viewing today to fully appreciate all that this wonderful home has to offer.

Council Tax Band: D

Tenure: Freehold

Price: Offers over £369,950

Property Type: Detached House

Parking: Driveway & Garage

Listed property: No

Conservation area: No

Heating: Gas

Water meter: Yes

Entrance hallway



Living Room



Dining Room/Study



W/C/Cloaks



Kitchen/dining Room



Additional image



Utility room



Landing

Bedroom 1



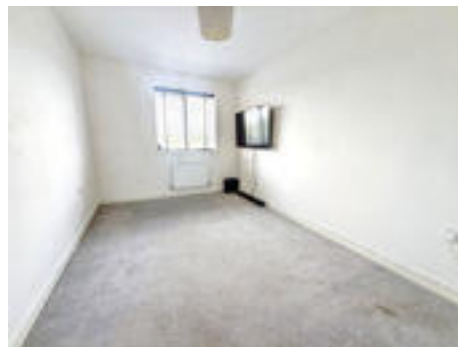
En suite



Bedroom 2



Bedroom 3



Bedroom 4



Bathroom



Outlook



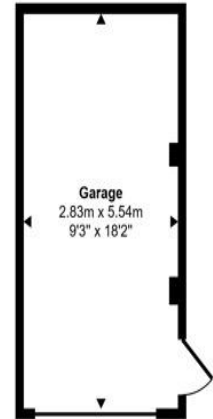
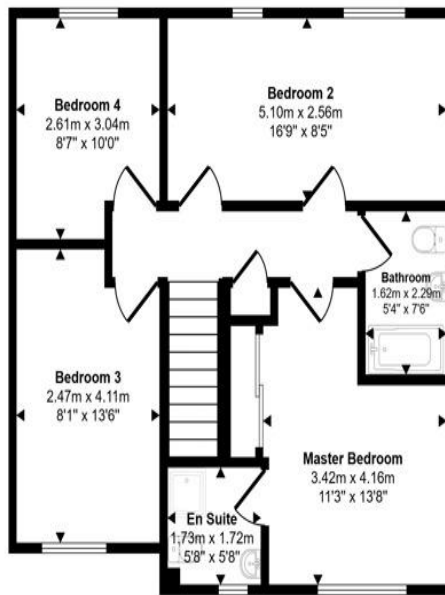
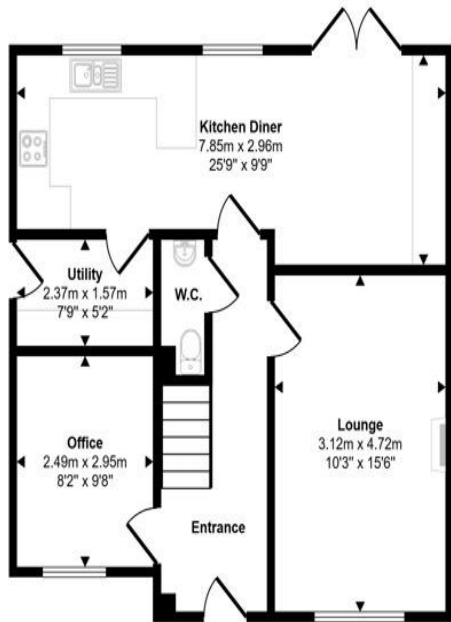
Garden



Additional garden image



Approx Gross Internal Area
136 sq m / 1463 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		90
(69-80) C	81	
(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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