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ACACIA ROAD, WEST MEADOWS, CRAMLINGTON, NE23

£345,000

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Beautifully presented, four-bedroom detached home on Acacia Road within West Meadows, Cramlington, offering generous accommodation with a contemporary finish and excellent family appeal.

The accommodation includes a spacious living room and an impressive kitchen/dining room with modern units, integrated ovens and French doors to the garden. The main bedroom has fitted wardrobes and an en-suite, complemented by three further bedrooms and a family bathroom. Externally, there is an enclosed garden, driveway parking and an integral garage.

West Meadows is a modern residential development within Cramlington, convenient for everyday amenities and transport links. Beaconhill Community Primary School and Cramlington Learning Village are nearby, alongside shopping and leisure facilities at Manor Walks and surrounding retail parks. Cramlington railway station offers connections towards Newcastle and Morpeth, with good road links across the wider North East. The setting is well suited to families and professionals seeking a well-connected residential base.

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The internal accommodation comprises: an entrance hall with wood effect flooring, internal access to the garage, access to a convenient WC and stairs leading up to the first floor. From the hall there is access to the living room, while the kitchen and dining room extend across the rear of the property.

The living room is generously proportioned, beautifully presented and finished with neutral décor and carpeting, with a wide front-facing window providing natural light. To the rear, the impressive kitchen and dining room provide ample room for dining and seating, with wood effect flooring and recessed lighting. The kitchen is fitted with dark Shaker-style cabinetry, contrasting work surfaces, tiled splashbacks, a gas hob with extractor above and integrated ovens. French doors open directly onto the rear garden.

Stairs lead up to the first floor landing, which includes useful storage and gives access to four bedrooms and the family bathroom. The spacious main bedroom benefits from fitted wardrobes and a well-appointed en suite, finished with contemporary marble effect tiling and comprising a glazed shower enclosure, WC and wash basin. Three further bedrooms provide versatile accommodation. The family bathroom is equally well presented, with marble effect tiling, a bath, WC and wash basin, complemented by a large wall mounted mirror and chrome heated towel rail.

Externally, the property has a driveway providing off-road parking and access to the integral garage, alongside a planted frontage. To the rear is a generous enclosed garden, predominantly laid to lawn with timber fencing, gravelled borders and a paved seating area adjoining the house.





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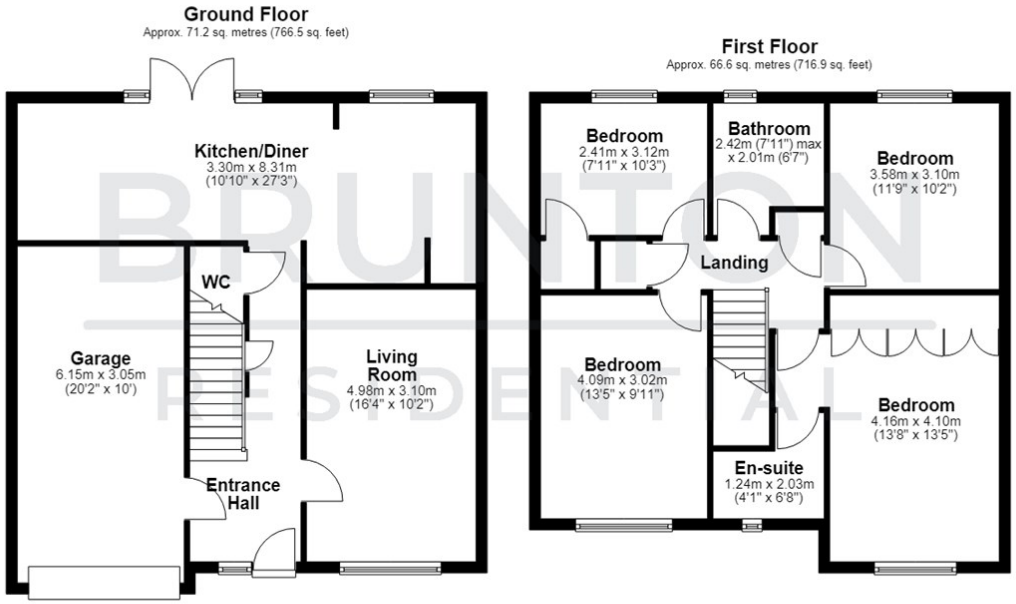
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TENURE : Freehold

LOCAL AUTHORITY : Northumberland CC

COUNCIL TAX BAND : D

EPC RATING : B



Total area: approx. 137.8 sq. metres (1483.4 sq. feet)

