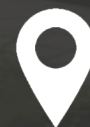




# SIGNATURE

by Mark Small

NORTH EAST



PLOT 9, GLENWOOD CLOSE,  
CRAMLINGTON, NE23 7SG



# Plot 9, Glenwood Close, Cramlington, NE23 7SG

Signature is pleased to bring to the market this four bedroom, detached house, currently under construction in the exclusive development of Glenwood Close, in Annitsford.

The Birchwood is one of only three on this development and will showcase a large open plan lounge/dining room with French Doors leading out to the rear garden and large windows overlooking the front and side of the property.

A separate kitchen is on the opposite side of the hallway and buyers will be able to choose from a selection of bespoke kitchen units and worktops. The kitchen will also include a range of integrated appliances including fridge, freezer, dishwasher and wine cooler as well as Bosch multi function oven/hob and microwave. There is access from here into a separate utility room for additional storage.

The ground floor is completed with a WC and cloakroom.

A feature timber and glass staircase leads to the first floor which is home to four double bedrooms, two of which have en-suite shower rooms. There is also a separate family bathroom.

The family home also comes with a generously sized, detached or linked garage, and a private garden to the rear with a patio area.

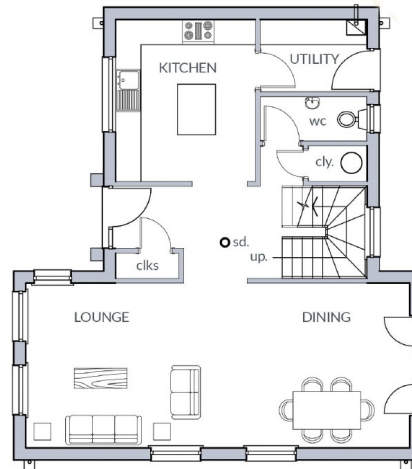
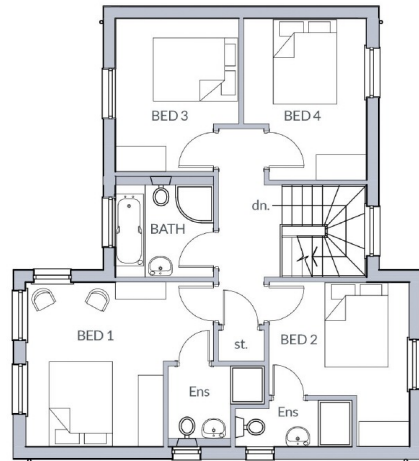
Annitsford is a small village in North Tyneside, located just south of Cramlington, with ease of access to both the A1 and A19. The centre of Newcastle and the Metro Centre are only a 20 minute drive away and The Northumbria Specialist Emergency Care Hospital is located nearby. There are also a range of local amenities nearby.

For further information on availability of plots, please contact the sales team on 0191 2513344.

**£314,950**



# Property Floorplan



## Measurements:

LOUNGE/DINING ROOM 29'10 X 12'9

KITCHEN 12'7 X 10'10

UTILITY 8'3 X 5'7

DOWNSTAIRS WC 8'3 X 3'5

BEDROOM ONE 14'7 X 12'9

EN-SUITE 7'5 X 6'3

BEDROOM TWO 12'9 X 10'11

EN-SUITE 9'1 X 3'7

BEDROOM THREE 11'11 X 9'7

BEDROOM FOUR 12'6 X 9'6

BATHROOM 7'10 X 7'7

**EPC Rating TBC**

Computer generated images are for illustrative purposes only. Floor plans are intended to give general indication of the proposed floor plans. The dimensions stated are accurate to + or - 50mm. Computer generated images and dimension do not form part of any warranty or contract. Furniture and landscaping shown are for illustrative purposes only.



FOR MORE INFORMATION PLEASE CONTACT  
Dianne Parsons on 0772 5750 172 or email [dianne.parsons@lakeland-tfh.co.uk](mailto:dianne.parsons@lakeland-tfh.co.uk)  
Marketing suite and showhouse open 10am - 5pm Thursday to Monday

SOLE AGENTS

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"From organizing our first viewing to handing over the keys, we found the staff at Signature very professional and helpful. Finding a new home can be a stressful experience but we felt the service at Signature was smooth and hassle free." - Michelle

"I recently let my property through Signature. Every member of the team that I dealt with were friendly, professional and efficient." - Barry

**TOP RATED ON ALLAGENTS.CO.UK**

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## THE LARGEST NORTH EAST HYBRID ESTATE AGENCY WITH HIGH END BRANCHES

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