

TC

THE CROFTS

FRONT STREET | ANNITSFORD | CRAMLINGTON





# THE CROFTS

FRONT STREET | ANNITSFORD | CRAMLINGTON | NE23 7RQ

The Crofts is a collection of modern and contemporary detached family homes that is ideally located within the popular village of Annitsford, Northumberland. Annitsford is placed only 2 miles from the town of Cramlington with its shops and amenities and is also only a short drive from the wonderful Northumberland coast and indeed Newcastle City Centre.

This excellent and popular residential scheme provides 13 luxury, detached homes and is perfectly situated close to excellent road transport links, local amenities and outstanding local schooling.



# THE BIRCHWOOD

The Birchwood is a spacious, four bedroom detached home which provides an excellent layout for the modern family.

The internal accommodation comprises: Central entrance hall with ground floor guest cloakroom/WC, store cupboard and oak and glass return staircase leading to the first floor | The hallway is open to the stunning open plan living and dining space, which measures the full depth of the property, with doors leading out onto the rear gardens.

The hallway then leads through to a contemporary kitchen/breakfast room which is packed with integrated appliances by well known brands such as Bosch, Zanussi, AEG and Franke. Also included as standard is a fan assisted oven, induction hob, microwave/grill, contemporary extraction hood, dishwasher, tower fridge, tower freezer and wine cooler | This abundance of appliances is wrapped in to a high gloss kitchen with White Ice Quartz work tops and upstand | A central island and concealed LED lighting complete the look of this beautiful family hub | Utility room which is ideal for muddy boots and paws with door leading to the rear.

The stairs then lead up to the first floor landing which in turn gives access to four generous bedrooms | Bedrooms one and two both enjoy ensuite facilities | Family bathroom with three piece suite | Both the ensuites and family bathroom will be fitted with Hansgrohe modern sanitary ware and stunning tiling.

Externally, each home enjoys the benefit of a single garage, off road parking and enclosed rear garden.

*\*Please note that images and floor plan are for illustrative purposes only, landscaping to gardens is not included. Please contact us for more details.*



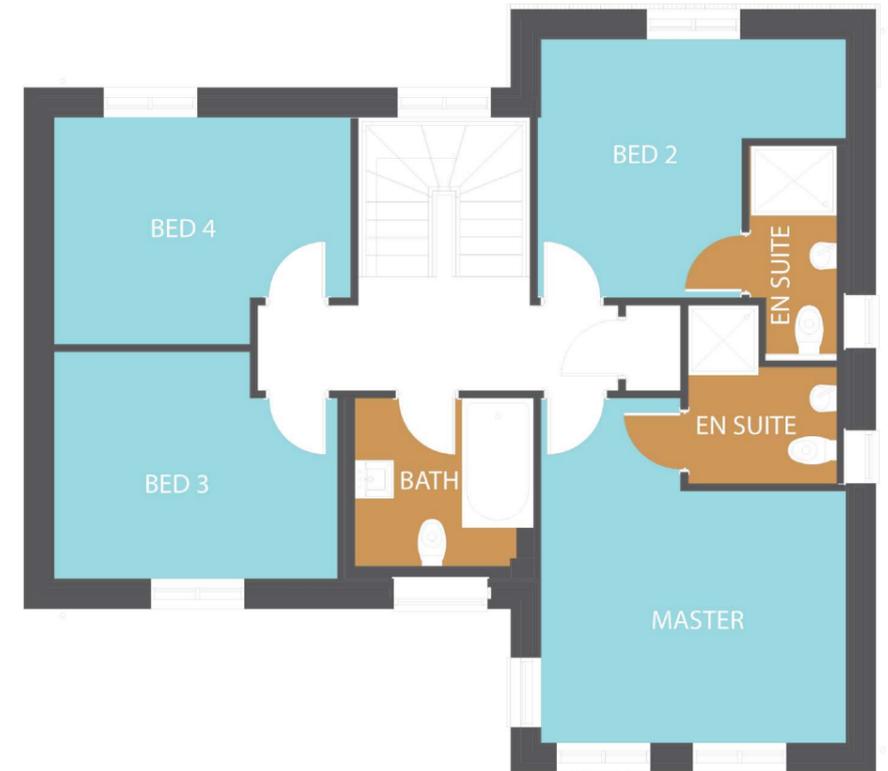


# THE BIRCHWOOD

FIRST FLOOR



SECOND FLOOR



# THE SANDALWOOD

The Sandalwood is a spacious four bedroom detached family home which provides a desirable, open plan and modern layout that is perfect for a growing family.

The internal accommodation comprises: Central entrance hall, with ground floor guest WC and oak and glass staircase leading to the first floor | The central entrance hallway opens to the impressive open plan kitchen/dining and family space which measures the full width of the property | Designed to provide the fluid space that the modern family craves, with French doors offering direct access out onto the rear garden and allowing light to flood in to this excellent, open plan living and entertaining space.

The kitchen area enjoys a contemporary, luxury kitchen which will come packed with a range of excellent integral appliances included such as a fan assisted oven, induction hob, microwave/grill, contemporary extraction hood, dishwasher, tower fridge, tower frost freezer and under counter wine cooler | This abundance of appliances is set within a high gloss kitchen with White Ice Quartz worktops and upstand | A central island and concealed LED lighting complete the look of this beautiful family hub | Utility room which is ideal for muddy boots and paws | Your living space is complemented by a further multi-function reception room, which could be utilised as a snug, study or games room - you decide?

To the first floor you will find four generous bedrooms. Ensuites can be found not only to the Master but also to Bedroom Two. The first floor is completed with a stunning family bathroom. Both the ensuites and family bathroom will be fitted with Hansgrohe modern sanitary ware and stunning tiling.

Externally, each home enjoys the benefit of a single garage, off road parking and an enclosed rear garden.

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# THE SANDALWOOD



# SPECIFICATION

## CONSTRUCTION

- Built in ICF or traditional build (depending on plot)
- UPVC anthracite grey 65mm thick windows
- Trickle vents where applicable
- Composite front door
- Steel garage doors

## KITCHEN

- Contemporary finishes with cashmere gloss doors, Aspen white ice quartz worktop and upstand
- Franke tap and sink
- Zanussi integrated appliances including; single oven, microwave with grill, Hob2Hood induction hob, and integrated tower freezer (frost free)
- Bosch built in tower fridge
- Wine cooler
- AEG integrated dishwasher

## BATHROOMS

- Hansgrohe & Kartell sanitaryware
- Konzept curved edge bath screen
- Granada steel bath with white plastic bath panel
- Tiled flooring to the main bathrooms and ensuites
- Instinct towel rails
- Ventilation boost switch

## UTILITY ROOM

- Crystal white laminate worktop
- Ventilation boost switch
- Consumer unit

## INTERIOR FINISHING

- Oak staircase with glazed balustrade
- Vinyl matt emulsion and satin eggshell to all walls and ceilings
- Oak veneer internal doors
- LVT, carpets and tiled flooring
- Tiling to WCs, bathrooms and ensuites

## ELECTRICAL

- TV points to all principal rooms and bedrooms
- White ceiling mounted pendant light (living, dining room and master bedroom) – Sandalwood only
- LED flexible strip light below kitchen cupboard and floor mounted units
- White light switches and double sockets throughout
- Brushed chrome LED downlighters
- BT outlets to kitchen, living room and dining room
- Accenta G4/Texecom Veritas alarm system and alarm sensors– Sandalwood only

## HEATING

- Logic system 24 boiler
- Compact radiators throughout
- Heating thermostat to the hallway

## EXTERNALLY

- Single tarmacked driveway
- Turfed gardens to the rear

## GENERAL

- 10 Year Ark Warranty
- All sales and maintenance are in accordance with Ark New Home Buyers Consumer Code

*Please note: A full specification is available on request.*





SELLING AGENTS:



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