







2



1



1

- Professional Landlord
- Brand New Property
- White Goods Included
- Off Road Parking
- Pets Considered
- Long Term Tenancies Available
- Call For More Information





ZERO DEPOSIT OPTION AVAILABLE. Jan Forster Estates are delighted to offer this brand new 'Denford', located in the magnificent new development called West Meadows in Cramlington.

The ground floor of this remarkable home comprises an entrance hallway, complete with a conveniently placed WC, leading to a modern layout that embodies the essence of open plan living. Towards the front, you'll find a spacious kitchen diner, perfect for entertaining while a generously sized lounge occupies the rear of the property. Featuring a staircase with storage beneath and French doors that open up to the rear garden, creating a sense of openness and connection to the outdoors.

On the first floor, you'll discover two expansive double bedrooms, strategically positioned at the front and rear of the property, offering ample storage and floor space. Separating these bedrooms is the modern family bathroom.

Living here means you can enjoy country walks at Northumberlandia, just minutes from your doorstep. As well as being a short drive or walk from Manor Walks shopping centre and Cramlington train station. With local amenities, close access to the A19 and A1 and schools rated 'Good' nearby, West Meadows is the perfect place for your family to call home.

Available from XX/XX/XX

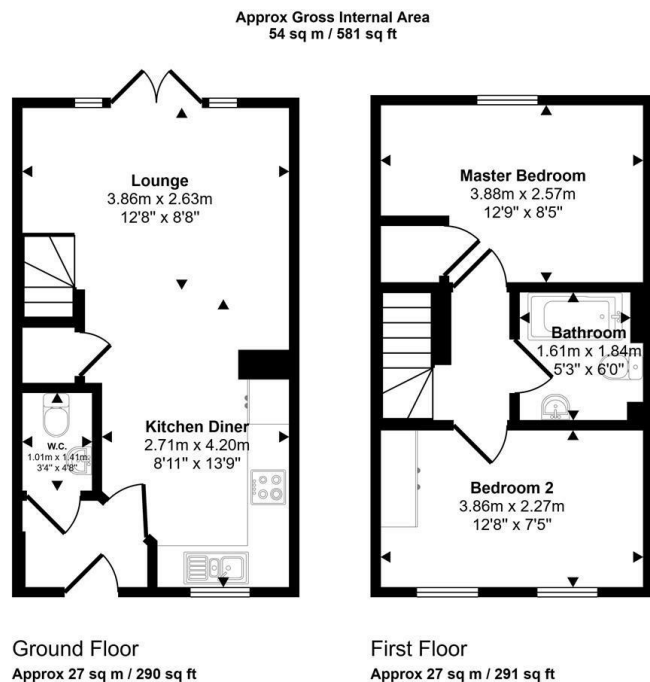
Total household earnings must meet £28,500

\*Hyperoptic broadband pre-installed

\*Council Tax band TBC\*

Lomond on behalf of Lloyds Living, part of Lloyds Banking Group operates a growing portfolio of more than 3,000 professionally managed homes for rent, improving access to good value, quality, sustainable housing across the UK. Lloyds Living helps to support investment into local communities by building and renting homes that people want, in the places they are needed.





Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.




Lounge 12'7" x 8'7" (3.86 x 2.63)

Kitchen 8'10" x 13'9" (2.71 x 4.20)

Bedroom One 12'8" x 8'5" (3.88 x 2.57)

Bedroom Two 12'7" x 7'5" (3.86 x 2.27)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>	<b>89</b>	<b>89</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		
		

## The difference between house and home

You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of material taken from this website.



[www.janforsterestates.com](http://www.janforsterestates.com)

Gosforth

Newcastle

High Heaton

Tynemouth

Low Fell

Property Management Centre

0191 236 2070

0191 284 4050

0191 270 1122

0191 257 2000

0191 487 0800

0191 236 2680

