



Yardley Grove, Westwood Grange, Cramlington

£319,950 Offers in Region Of

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EXPERIENCE
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Yardley Grove

Westwood Grange, Cramlington, NE23

For Sale is this superbly appointed 3 Bedroom, 2 Reception, Detached Family Home on Yardley Grove, Cramlington..

Occupying an enviable plot the property briefly comprises of Entrance Hallway, Lounge, Kitchen, Dining Room and WC to the Ground Floor, with First Floor offering Master Bedroom, Bedrooms 2 & 3 and Family Bathroom.

Externally the property has well maintained gardens to front and rear and benefits from a single driveway leading to Garage. Situated within Westwood Grange, the property is a short distance away from local amenities, including Tesco extra. The property is situated for good public transport and road links.

Early Viewing is Highly recommended.

Price: £319,950 Offers in Region Of



Entrance Hallway

The Entrance Hall is spacious providing access to the Lounge, Dining Room and Kitchen, to the left an open spindle carpeted staircase leads to first floor accommodation underneath which is a storage cupboard, the room features a double glazed window to front elevation, double radiator and wood flooring underfoot.

Lounge

Situated to the rear of the property is the light and airy Lounge. A double glazed door leads to the private rear garden and provides a beautiful outlook from which to enjoy the outdoors, in. The room features an integrated coal effect fire with decorative shelf beneath. To the right are double glass panelled doors providing access to the adjoining Dining room and the Lounge features carpet underfoot.

Dining Room

Accessed via the Hallway, the Dining Room is a spacious second reception room with double glass panelled doors leading to Lounge. Double doors lead to a patio area and putting green to the side of the property making this a lovely space for entertaining. The room benefits from a single radiator and carpet underfoot.



Kitchen

The Kitchen is situated to the front of the property and benefits from a range of cream shaker style wall and base units with complementary over-top work-surfaces, an inset stainless steel sink with drainer and mixer tap sits beneath a double glazed window to front elevation. Features include an integrated electric oven and hob, integrated fridge freezer and plumbing for automatic washing machine and Dishwasher. The room features tiled floor underfoot and a further double glazed window to side elevation.

WC

Conveniently situated off the Entrance Hallway is the ground floor WC, comprising of low level WC and vanity style inset sink. The room is tiled and a double glazed opaque window looks to side elevation. The room features tiled floor underfoot.

Externally

Situated at the head of a cul-de-sac the property boasts a fantastic position in an enviable plot. To the front checked paving leads to entrance with low walled boundary featuring mature shrubbery. To the right a single garage is accessed via a paved driveway, suitable for off street parking. To the left a further paved area leads to an access gate to rear garden.

To the rear, the property enjoys a spacious private haven accessible via Lounge and Dining Room. Laid mainly to lawn with patio areas ideal for outdoor dining. The garden enjoys mature shrubbery and features its own unique mini Putting Green.



First Floor Landing

The first floor landing provides access to the Master Bedroom, Bedrooms 2 & 3 and Family Bathroom. To the left of the landing is a storage cupboard. A double glazed window looks to front elevation and the landing features carpet underfoot.

Master Bedroom

The Master Bedroom is situated to the rear of the property and is a spacious room with built in wardrobes to one wall. The room features complimentary built in dressing table. A double glazed window looks to front elevation underneath which sits a single radiator. The room features uPVC cladding to ceiling with recessed spotlighting and carpet underfoot.

Bedroom 2

Bedroom 2 is also situated to the front of the property and features a double glazed window to front elevation underneath which sits a single radiator. The room features built in wardrobes with complimentary overbed storage and built in bedside tables with matching dressing table. The room features carpet underfoot.



Bedroom 3

Bedroom 3 is situated to the front of the property and features a double glazed window to front elevation underneath which sits a single radiator. The room features built in wardrobes with complimentary overbed storage. The room features carpet underfoot.

Family Bathroom

The Family Bathroom is situated to the front of the property, fully tiled, the Bathroom consists of a white three piece suite comprising of P-shaped bath with central taps and over - head power shower and glass screen, vanity sink unit with storage cupboard beneath and low level WC. An opaque double glazed window looks to front elevation and the room features a storage cupboard, uPVC cladding to ceiling with recessed spotlights, a double radiator and complimentary tiled floor underfoot.

Garage

The Garage has been separated into two unique spaces. The larger space was once utilised as a home office and features lighting and electrics and the second smaller space is used for storage. The Garage door is still in place and the two areas are separated by a partition wall which could easily be removed if the buyer wishes to convert the space back into a garage. The Garage is accessible via a single door to the rear.



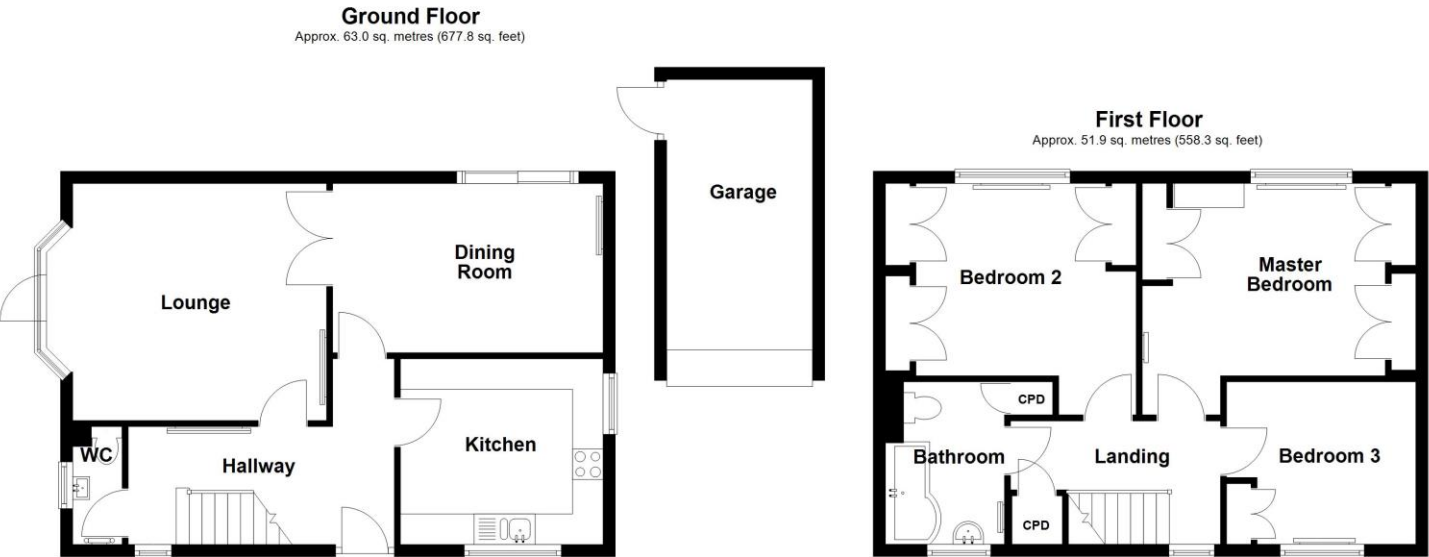
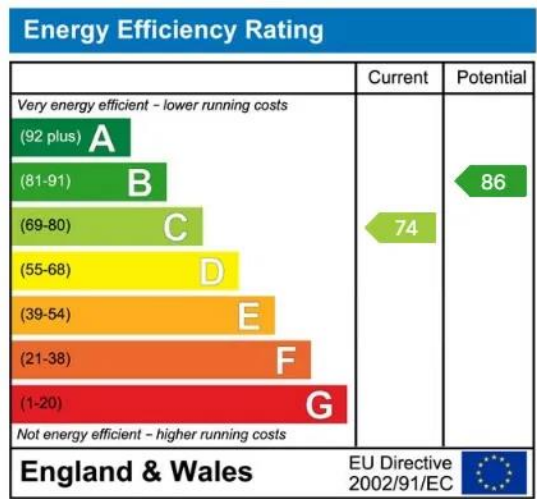
Floor Plan & EPC

Approximate Gross Internal Area

Ground Floor 63.0 sq. metres / 677.8 sq. feet

First Floor 51.9 sq. metres / 558.3 sq. feet

Total 114.8 sq. metres / 1236.0 sq. feet



Total area: approx. 114.8 sq. metres (1236.0 sq. feet)





Local Authority
Northumberland County Council

Council Tax
Band D

Tenure
Freehold

Disclaimer

These particulars are not to form part of a Sale Contract owing to the possibility of errors and/or omissions. Prospective purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels and other items not mentioned are specifically excluded unless otherwise agreed within the Sale Contract documentaries or left in situ and gratis upon completion. The property is also sold subject to rights of way, public footpaths, easements, wayleaves, covenants and any other matters which may affect the legal title. The Agent has not formally verified the property's structural integrity, ownership, tenure, acreages, estimated square footage, planning/building regulations status or the availability/operation of services and/or appliances. Therefore prospective purchasers are advised to seek validation of all the above matters prior to expressing any formal intent to purchase.

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