



103 Lavender Way

West Meadows, Cramlington, NE23 8FN

**Offers Over £250,000**



Trading Places





# 103 Lavender Way

## West Meadows, Cramlington, NE23 8FN

Trading Places are delighted to welcome to the market this well presented, modern, three bedroom townhouse on Lavender Way, situated within the highly desirable 'West Meadows Estate' in Cramlington, Northumberland. Ideally located just a few minutes drive from the impressive Northumberlandia, which is perfect for scenic walks, the property is also within close proximity to Cramlington Town Centre where you'll find a fantastic selection of amenities, including Manor Walks Shopping Centre, a cinema, restaurants, cafes, bars, and a leisure centre. The area offers excellent schools for all ages, as well as great transport links, including road, rail, and bus connections to Newcastle City Centre and beyond.

You enter the property through a welcoming hallway, which has access to the ground floor WC and a staircase leading to the first floor. To the left, you'll find a modern kitchen equipped with integrated appliances, providing all the essentials for everyday cooking. Straight ahead, the spacious lounge/diner offers a comfortable area for both relaxing and dining, with a handy storage cupboard for added convenience. French doors from the lounge/diner open out to the rear garden.

On the first floor, you'll discover two generously sized double bedrooms, each offering ample space for furnishings. The family bathroom, also located on this floor, is stylish and functional.

The second floor is dedicated to the impressive master bedroom, a spacious retreat complete with an en-suite shower room for added privacy and convenience. Velux windows flood the room with natural light.

Externally, the property boasts a double driveway at the front, providing off-street parking. To the rear, you'll find an enclosed garden laid to lawn, perfect for children or pets to play. A well-positioned patio seating area offers an ideal spot for outdoor dining or simply unwinding in a tranquil setting.

Contact Trading Places on 0191-2511189 to arrange a viewing. Council Tax Band C. EPC B.

### Hallway

Welcoming Hallway with door to the cloaks WC, Kitchen and Living/Dining Room and stairs to the first floor.

### Cloaks WC

2'11 x 7'5 (0.89m x 2.26m)

### Lounge/Diner

13'4 x 16'4 (4.06m x 4.98m)

Spacious lounge/diner offering a comfortable area for both relaxing and dining, with a handy storage cupboard for added convenience. Double doors leading out to the rear garden. Window to the side elevation. Neutral Decor. TV Point. Radiator.

### Kitchen

12'10 x 6'3 (3.91m x 1.91m)

Beautiful, modern kitchen with integrated appliances providing all the essentials for everyday cooking. Fridge/freezer, washing machine and dishwasher. Gas hob with overhead extractor. Oven. Chrome sink and drainer. Window to the front.

### First Floor Landing

Doors to bedroom two and three and jack & jill bathroom. Neutral Decor. Single Radiator. Central light. Smoke alarm. Stairs to second floor landing.

### Bedroom Two

13'4 x 9'9 (4.06m x 2.97m)

Double Bedroom with two double glazed picture windows overlooking the rear elevation. Ample space for drawers and wardrobes. Door to jack and jill bathrom. Central Light. Double Radiator. Neutral Decor.









#### Bedroom Three

13'4 x 11'1 (4.06m x 3.38m)

Spacious double bedroom with two double glazed picture windows overlooking the front elevation. Central Light. Double Radiator. Neutral Decor.

#### Bathroom

7'0 x 5'7 (2.13m x 1.70m)

Jack and Jill bathroom with three piece white suite briefly comprising paneled bath with chrome mixer tap, attractive tiling around. White sink with chrome mixer tap and tiled splash back. Push button WC. Attractive vinyl floor. Central Light. Extractor Fan. Opaque window to the side elevation. Double Radiator. Door leading to the first floor landing and bedroom two.

#### Second Floor Landing

Stairs with oak effect rail banister and door to Master Bedroom. Single Radiator. Central Light. Smoke Alarm.

#### Bedroom One

28'5 x 13'4 (8.66m x 4.06m)

A fabulous, executive style master bedroom with 2 Velux windows to the rear elevation and dormer window to the front elevation. The spacious room has ample space for super king size bed, space for ample wardrobe and drawers, space for dressing area and desk. Neutral Décor. 2x single radiators. 2x central light. loft access where the loft is partially boarded. Door to cupboard with half height storage. TV Point. Door to ensuite.

#### Ensuite

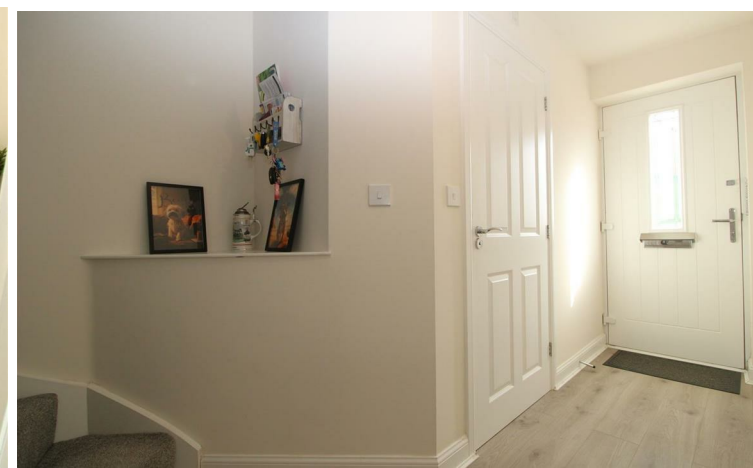
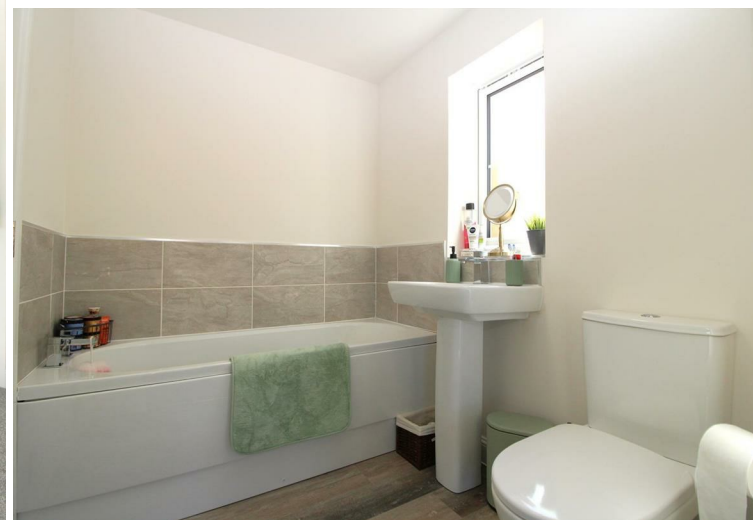
9'2 x 6'1 (2.79m x 1.85m)

Three piece suite briefly comprising of a white sink with chrome mixer taps, push button WC and a double shower unit with attractive tiling and thermostatic chrome power shower. Velux Window. Vinyl Flooring. Double Radiator. Extractor Fan.

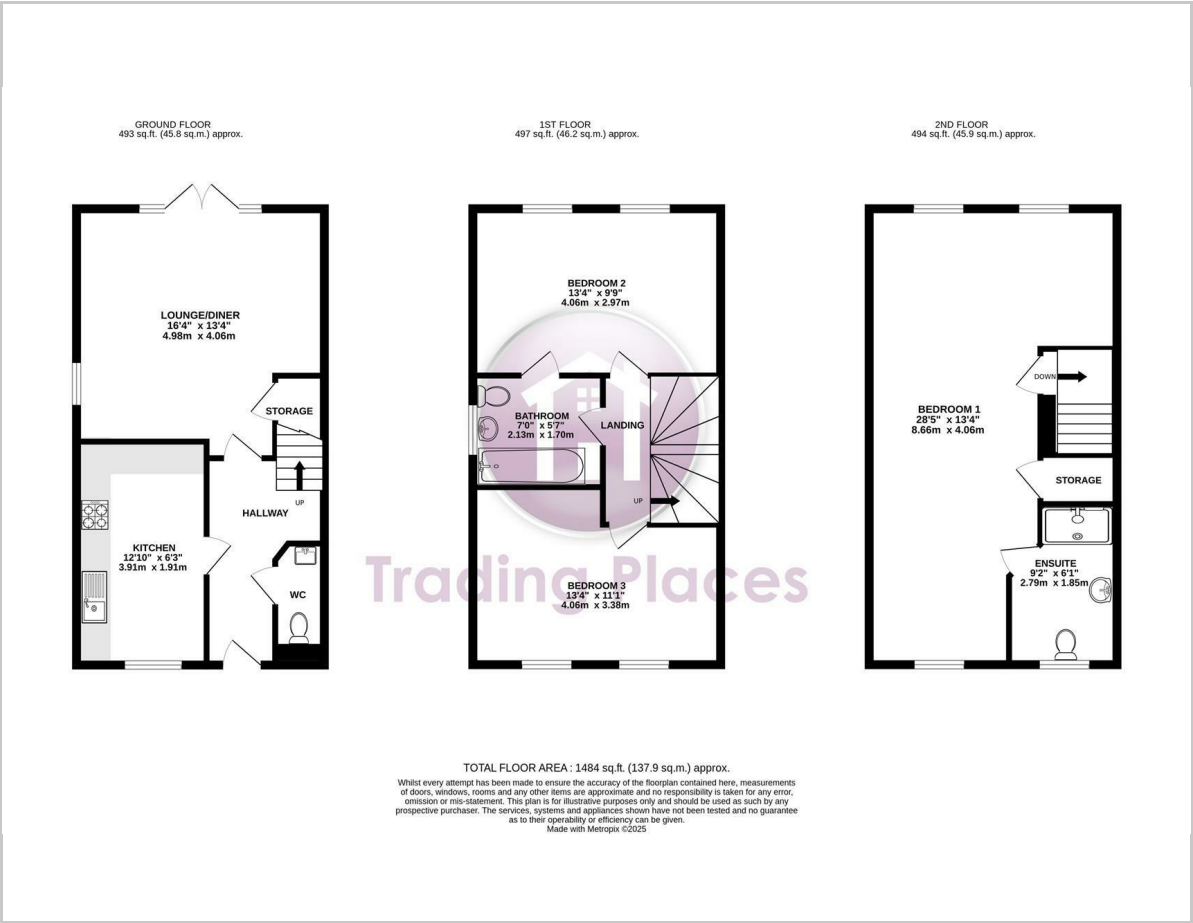
#### External

To the front of the property, is a double driveway providing off-street parking for two vehicles.

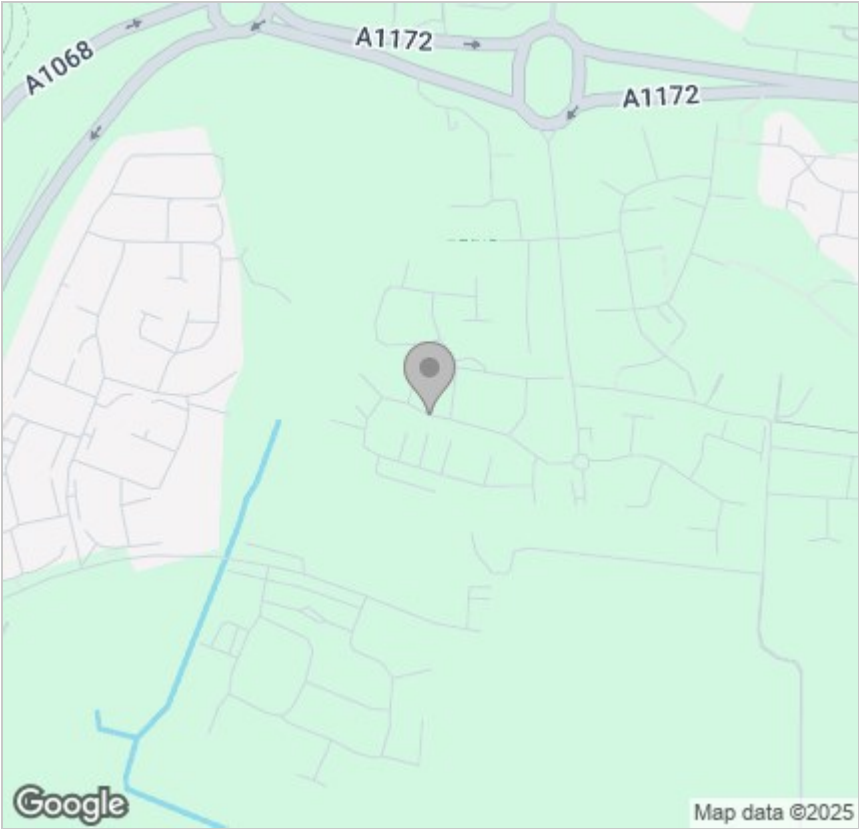
The rear garden is fully enclosed, providing a private outdoor space. It is laid to lawn, offering plenty of space for children or pets to play. A well-positioned patio seating area makes it the perfect spot for outdoor dining, entertaining, or simply relaxing and enjoying the peaceful surroundings.



Floor Plan



Area Map



Viewing

Please contact our Trading Places Office on 0191 251 1189 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Graph

