



Yarmouth Drive, Westwood Grange, Cramlington

£430,000 Offers in Excess Of

MICHELLE ROPER

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Yarmouth Drive

Westwood Grange, Cramlington

We offer For Sale this beautifully presented 5 Bedroom Detached Family Home on Yarmouth Drive, in the ever popular location of Westwood Grange, Cramlington.

Situated within a desirable plot and enjoying private gardens to front and rear as well as off street parking via a block-paved driveway leading to a single Garage.

The property briefly comprises of Entrance Vestibule, Hallway, Lounge, Kitchen/Dining Room with integrated appliances, Orangery and WC to Ground Floor. First Floor offers, Landing, Master Bedroom with En-Suite Shower room and walk-in-wardrobe, Bedrooms 2, 3, 4 & 5 and Family Bathroom.

Cosmetically and aesthetically pleasing throughout, the current Vendors have created a beautiful home ready to move into.

Early viewing is highly recommended.

Price: £430,000 Offers in Excess Of



Accommodation

Entrance Vestibule 1.92 m x 1.01 m

Through the composite front door we enter into the Vestibule. To the right is a conveniently situated WC and ahead a glass and oak door leads into the Hallway. The room features a column radiator and wood flooring underfoot.

Hallway 1.96 m x 1.96 m

Ahead an oak and glass carpeted staircase leads to first floor accommodation. To the left an Oak and glass doors leads to Lounge. The Hall features a column radiator and wood flooring underfoot.

WC

The ground floor WC is conveniently situated off the Vestibule and offers a white two piece suite comprising of pedestal wash hand basin and low level WC. The room is tastefully decorated with tiling to walls, column radiator and wood flooring underfoot.

Lounge 4.33 m (to bay) x 3.91 m

Situated to the front of the property is the spacious Lounge. A double glazed bay window looks to front elevation. The focal point of the room is the coal effect fire situated within a marble surround and hearth. The room features double oak and glass doors leading to Kitchen/Dining Room and the room benefits from a column radiator and carpet underfoot.



Accommodation

Kitchen / Dining Room – 4.76 m x 6.17 m

Occupying the rear of the property, the Kitchen/ Dining Room is the perfect family space for entertaining. To the right the Kitchen benefits from a range of Charcoal and White shaker style wall and base units with complimentary chrome handles and ovetop Granite worksurfaces leading to an inset 1.5 bowl stainless steel sink with single drainer and mixer tap. Integrated appliances include two single ovens, Microwave and Dishwasher with space for freestanding Fridge Freezer. A Central Island extending to breakfast bar is home to an Induction hob and zones the Kitchen and Dining room perfectly.

The Kitchen features recessed spotlighting to ceiling and tiled floor underfoot. To the left is the dining area ideal for a family get together and evening meals. The space is accommodating of a dining table and is situated between the Lounge accessible via Oak and glass doors and the Orangery with bifold Oak and glass doors creating a through space from front to rear of the property. The room features two vertical column radiators and carpet underfoot.

Orangery – 2.95 m x 3.71 m

The Orangery is a welcomed addition to the rear of the property with pitched roof and Velux allowing use of the room all year round. Double Glazed French doors sit to the right allowing access to a paved patio area ideal for outdoor dining with over head retractable awning. The room features a double radiator and carpet underfoot.

Utility – 1.63 m x 2.64 m

Situated to the rear of the garage is a utility area, with work surface leading to Belfast Sink, plumbed for automatic washing machine with space for Tumble Dryer. A door to the left allows access to rear garden and the room features carpet tiles underfoot.



Accommodation

First Floor Landing

The carpeted landing provides access to Master Bedroom and Bedrooms 4 & 5 to the left. Ahead is the Family Bathroom and to the right the landing extends to further Bedrooms 2 & 3. The landing is spacious with oak and glass balustrade and features a light tunnel above.

Master Bedroom – 3.89 m x 3.89 m (into robes)

Situated to the front of the property is the spacious Master Bedroom. A double glazed window looks to front elevation, underneath which sits a double radiator. Ahead sliding door wardrobes provide ample clothes hanging space with a central dressing table. To the right a walk in wardrobe offers further storage and a further door provides access to an En-suite Shower room. The room features decorative panel and benefits from carpet underfoot.

En-Suite Shower room – 1.45 m x 2.12 m

The En-Suite Shower room consists of a white three piece suite comprising of walk in shower enclosure with power shower and sliding glass doors, low level WC and wall mounted wash hand basin. The room features recessed spotlighting to ceiling, tiling to walls, chrome heated towel radiator and tile effect cushioned floor under-foot.

Bedroom 2 – 3.51 m x 3.57 m

Bedroom 2 is also situated to the front of the property and benefits from a dormer style double glazed window to front elevation. The room is a spacious double accessed via two carpeted stairs and features a double radiator and carpet under-foot.



Accommodation

Bedroom 3 – 3.25 m x 3.56 m

Bedroom 3 is situated to the rear of the property and benefits from a Velux window providing natural light. The room is also accessed via two carpeted stairs and benefits from a double radiator and carpet underfoot.

Bathroom – 2.31 m x 2.61 m

The Family Bathroom is situated centrally and consists of a white four piece suite comprising of panelled bath with mixer tap, pedestal hand wash basin and low level WC. A corner shower with sliding glass doors and power shower occupies the corner of the room and a double glazed opaque window looks rear elevation. The room features a built in cupboard, chrome heated towel radiator, recessed spot lighting to ceiling and complimentary tiled walls with tile effect cushioned floor under-foot.

Bedroom 4 – 3.86 m x 3.85 m

Bedroom 4 is situated to the rear of the property and is a spacious double room. A double glazed window looks to rear elevation, underneath which sits a single radiator. The room features carpet underfoot.

Bedroom 5 – 2.96 m x 2.66 m

Bedroom 5 is situated to the front of the property and is a spacious double room. A double glazed window looks to front elevation, underneath which sits a single radiator. The room features carpet underfoot.

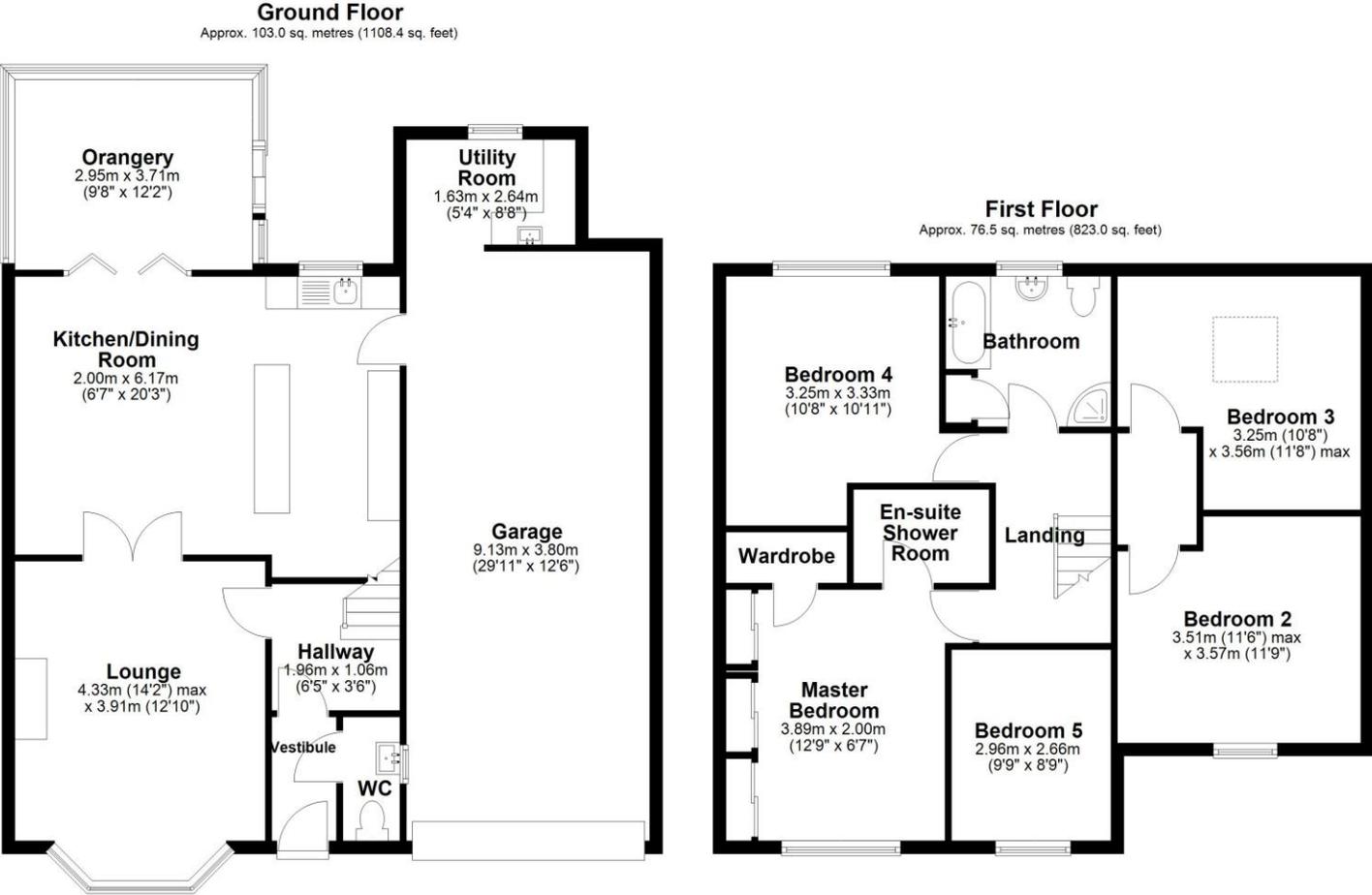


Floor Plan & EPC

Approximate Gross Internal Area

Ground Floor	103.0 sq. metres / 1108.4 sq. feet
First Floor	76.4 sq. metres / 823.0 sq. feet
Total	179.4 sq. metres / 1931.4 sq. feet

Energy Efficiency Rating		
	Current	Potential
Very energy efficient – lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient – higher running costs		
	71	78
England & Wales	EU Directive 2002/91/EC 	



Total area: approx. 179.4 sq. metres (1931.4 sq. feet)



Externally

To the front, the property benefits from a block paved driveway with parking for multiple vehicles, leading to Integral Garage> To the left is a gravelled garden with mature planting and shrubbery.

To the rear and accessed via the Orangery and Utility is the private enclosed garden. A large paved patio area sits directly beyond French Doors with retractable awning, a further gravelled area to the right is the ideal spot for enjoying the sun. The garden is laid mainly to Lawn with Gravelled borders and mature planting. The garden benefits from a large Shed with Shelving.

Single Garage 9.13 m x 3.80 m

Single garage with electric door to front and integral access via the Kitchen. A further door via the Utility area also provides external access. The garage benefits from electrics and lighting.



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.

MICHELLE ROPER
exp UK

19 Main Street, Ponteland, Northumberland, NE20 9NH

T 07583 095763

E michelle.ropер@exp.uk.com

wmichelleroper.exp.uk.com

