



Yarmouth Drive, Westwood Grange, Cramlington

£370,000 Offers in Excess Of

MICHELLE ROPER

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Yarmouth Drive

Westwood Grange, Cramlington

We offer For Sale this beautifully presented 4 Bedroom Georgian Inspired 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 Lobby, Entrance Hallway, Lounge, Breakfasting Kitchen, Dining Room, Garden Room, Utility and WC to Ground Floor. First Floor offers, Landing, Master Bedroom, Bedrooms 2, 3 & 4 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: £370,000 Offers in Excess Of



Accommodation

Lobby 2.00 m x 2.22 m

Through the front door we enter into the Lobby. A generous space to take off shoes or leave the pushchair before entering into the main house. A double glazed door central to two panels lets in an array of light alongside an additional double glazed opaque window to the right. The room features a single radiator, recessed spots to ceiling and wood floor underfoot.

Entrance Hallway 3.44 m x 2.22 m

Ahead to the right is an open spindle carpeted staircase leading to first floor accommodation. To the left a panelled door provides access to the Lounge and ahead a further panelled door leads to Kitchen. The Hall features a spacious under-stair cupboard, double radiator and wood flooring underfoot.

Lounge 6.00 m (to bay) x 2.99 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 granite surround and hearth. The room features double panelled doors leading to Dining Room and the room benefits from a double radiator and carpet underfoot.

Dining Room – 3.62 m x 2.80 m

The Dining Room is central to the Lounge and Garden Room and is an ideal formal space for family get togethers. Double doors can open the space from Lounge through to Garden room or the doors can be closed to zone the areas. The room features a double glazed opaque window to side elevation, a double radiator and Karndean flooring with decorative border underfoot.



Accommodation

Breakfasting Kitchen – 6.00 m x 3.00 m

The Breakfasting Kitchen is accessed via the Entrance Hallway and benefits from a range of wood panelled wall and base units with complimentary overtop worksurfaces leading to an inset 1.5 bowl stainless steel sink with single drainer and mixer tap. Integrated appliances include electric oven and hob with overhead extractor hood, Dishwasher and under-bench Fridge. The Kitchen features recessed spotlighting to ceiling and tiled floor underfoot. Ahead is the breakfasting area accommodating of a dining table ideal for evening meals in a less formal setting. To the left a door leads to the garden room and to the right a further door provides access to the Utility room and WC. The breakfast area enjoys views of the private rear garden via a double glazed window, underneath which sits a double radiator.

Garden Room – 2.02 m x 2.87 m

The Garden room is a welcomed addition to the rear of the property to enjoy the outdoors all year round, double doors lead to private rear garden. The room features a double radiator and carpet underfoot. The garden room would make a beautiful ground floor office for those who work from home allowing the four bedrooms to be used as bedrooms.

Utility – 3.53 m x 2.41 m

Situated to the rear of the property is a utility area, with work surface leading to stainless steel inset sink with single drainer, plumbed for automatic washing machine with space for Tumble Dryer. A door to the left allows access to rear garden and the room features tiles underfoot. Ahead a door leads to ground floor WC and to the right a single door provides access to integral garage.

WC

Situated off the utility area is a convenient situated WC, a white two piece suite comprises of WC and hand wash basin. A double glazed opaque window looks to side elevation and the room features a chrome heated towel radiator and tiled floor underfoot.



Accommodation

First Floor Landing

The carpeted landing is a spacious area providing access to Master Bedroom, Bedrooms 2, 3 & 4 & Family Bathroom. The landing has open spindle balustrade and features a double glazed opaque window to side elevation and loft access hatch above.

Master Bedroom – 3.67 m x 3.64 m

Situated to the front of the property is the spacious Master Bedroom. A double glazed window looks to front elevation, underneath which sits a single radiator. To the right built in wardrobes provide ample clothes hanging space. The room features carpet underfoot.

Bedroom 2 – 2.96 m x 2.68 m

Bedroom 2 is situated to the rear of the property and benefits from a double glazed window to rear elevation, underneath which sits a single radiator. The room features built in robes and carpet under-foot.



Accommodation

Bedroom 3 – 3.65 m x 2.31 m

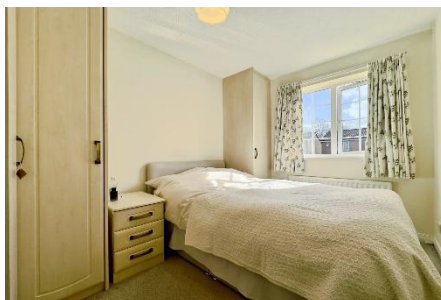
Bedroom 3 is situated to the front of the property and benefits from a double glazed window to front elevation underneath which sits a single radiator. The room features built in robes and carpet underfoot.

Bathroom – 2.24 m x 2.68 m

The Family Bathroom is situated centrally and consists of a white three piece suite comprising of panelled bath, with over-head power shower, built in vanity unit with WC and hand wash basin and various cupboards for bathroom storage. A double glazed opaque window looks to side elevation. The room features a chrome heated towel radiator, recessed spot lighting to ceiling and complimentary tiled walls and floor.

Bedroom 4 – 2.65 m x 2.29 m


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



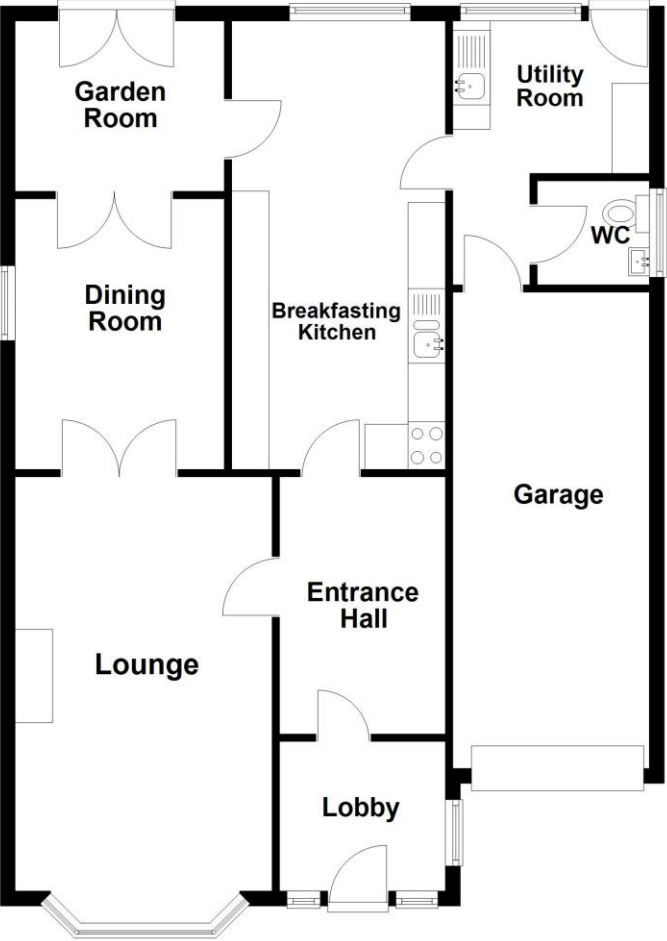
Floor Plan & EPC

Approximate Gross Internal Area

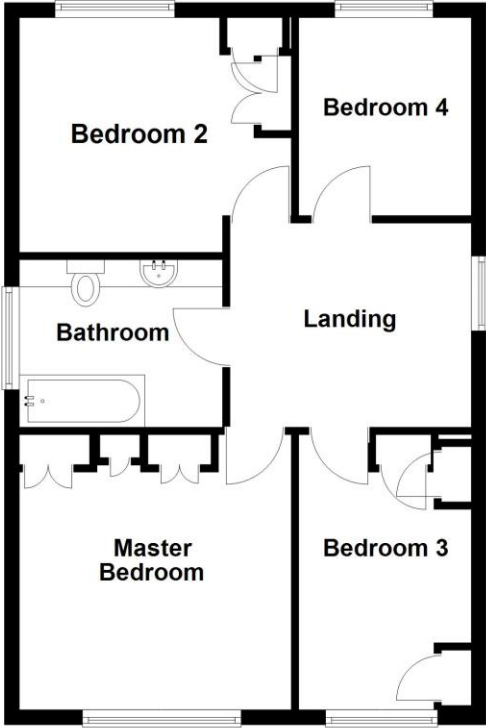
Ground Floor	93.1 sq. metres/1002.6 sq. feet
First Floor	55.3 sq. metres /595.7sq. feet
Total	148.5 sq.metres / 1598.2 sq. feet

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient – lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	72	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient – higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Ground Floor
Approx. 93.1 sq. metres (1002.6 sq. feet)



First Floor
Approx. 55.3 sq. metres (595.7 sq. feet)



Total area: approx. 148.5 sq. metres (1598.2 sq. feet)



Externally

To the front, the property benefits from a tarmac driveway leading to Integral Garage. To the left is a gravelled garden with mature planting and shrubbery.

To the rear and accessed via the Garden room and Utility is the private enclosed garden. A large paved patio area sits directly beyond French Doors from Garden room, a further lawned area to the right with decorative pathway is the ideal spot for enjoying the sun. The garden is laid mainly to Lawn with shrubbery borders and mature planting.

Single Garage 6.37 m x 2.63 m

Single garage with up and over door to front and integral access via the Utility room. 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.

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