BRUNTON

RESIDENTIAL



YARMOUTH DRIVE, CRAMLINGTON, NE23

Offers Over £420,000


BRUNTON
RESIDENTIAL










BRUNTON
RESIDENTIAL



Beautifully presented four-bedroom detached home located within the highly sought-after Westwood Grange estate in Cramlington enjoying a favourable corner position without being overlooked from the front or rear. The property offers spacious and well-planned accommodation throughout, a landscaped rear garden backing onto a nature reserve, and a high standard of presentation that allows a buyer to move straight in with little or no work required.

This property features an impressive rear garden, thoughtfully arranged with extensive paved seating areas, a pergola and established planting, providing an excellent space for outdoor entertaining and family enjoyment. Internally, the property offers a spacious front-facing lounge with bay window, separate dining room and an attractive open-plan kitchen/dining area featuring a skylight and French doors opening onto the garden. A bright conservatory provides further reception space, while four bedrooms, a family bathroom and ground-floor WC complete the impressive internal accommodation. Externally, an integral garage with electric door, triple driveway and a wall box for electric vehicle charging add further practical benefits.

Cramlington offers a wide range of local amenities, including shopping facilities, supermarkets, cafés, restaurants and leisure facilities. Convenient road and rail connections also offer access to Newcastle upon Tyne, the surrounding North East and the wider region. The area is well served by local schools and healthcare facilities, while a nature reserve positioned just beyond the rear boundary of the home, offers a pleasant outlook and access to outdoor walks and activities from your doorstep.

BRUNTON

RESIDENTIAL









BRUNTON

RESIDENTIAL

The internal accommodation comprises: A welcoming entrance hall featuring attractive wood flooring, with a staircase rising to the first-floor landing. The hallway also provides access to a convenient ground-floor WC and a substantial triple-width storage cupboard providing excellent space.

To the front of the property is a spacious lounge, beautifully presented and featuring an attractive bay window which allows plenty of natural light into the room as well as a striking media wall incorporating an electric fireplace, creating an attractive focal point. There is ample space for a range of furniture, while a doorway leads through to the separate dining room, providing a natural connection between the principal reception areas.

The dining room offers space for a family dining table and chairs, with access through to the kitchen/dining area and conservatory. The kitchen/dining area, which has been extended, is a particularly impressive space, fitted with a contemporary range of wall and base units, complementary work surfaces and a selection of integrated appliances.. Dual aspect windows and a large skylight within the extension allow an abundance of natural light to fill the space, while French doors provide direct access to the rear garden.

The conservatory offers an additional reception area, enjoying pleasant views across the garden and further access to the outdoor space. The kitchen also benefits from internal access to the integral garage.

To the first floor, the landing provides access to four well-proportioned bedrooms. Two of the front-facing bedrooms, both to super king proportions, benefit from built-in storage cupboards, while the remaining bedrooms offer further versatile accommodation for family members, guests or home working. The bedrooms are served by a well-appointed family bathroom, comprising a separate bath, walk-in shower, wash basin and WC.

Externally, the property occupies an attractive corner position and benefits from not being overlooked by either the front or rear. A driveway to the front provides off-street parking and access to the integral garage. The rear garden is a particularly impressive feature, and has been thoughtfully designed with extensive block paving, raised planting beds and attractive seating areas, creating an excellent outdoor space for relaxing and entertaining. A pergola creates an attractive focal point and provides a lovely setting for outdoor dining and entertaining. Beyond the rear boundary is a nature reserve with walking routes, offering a pleasant outlook and convenient access to outdoor recreation directly from your doorstep.





BRUNTON

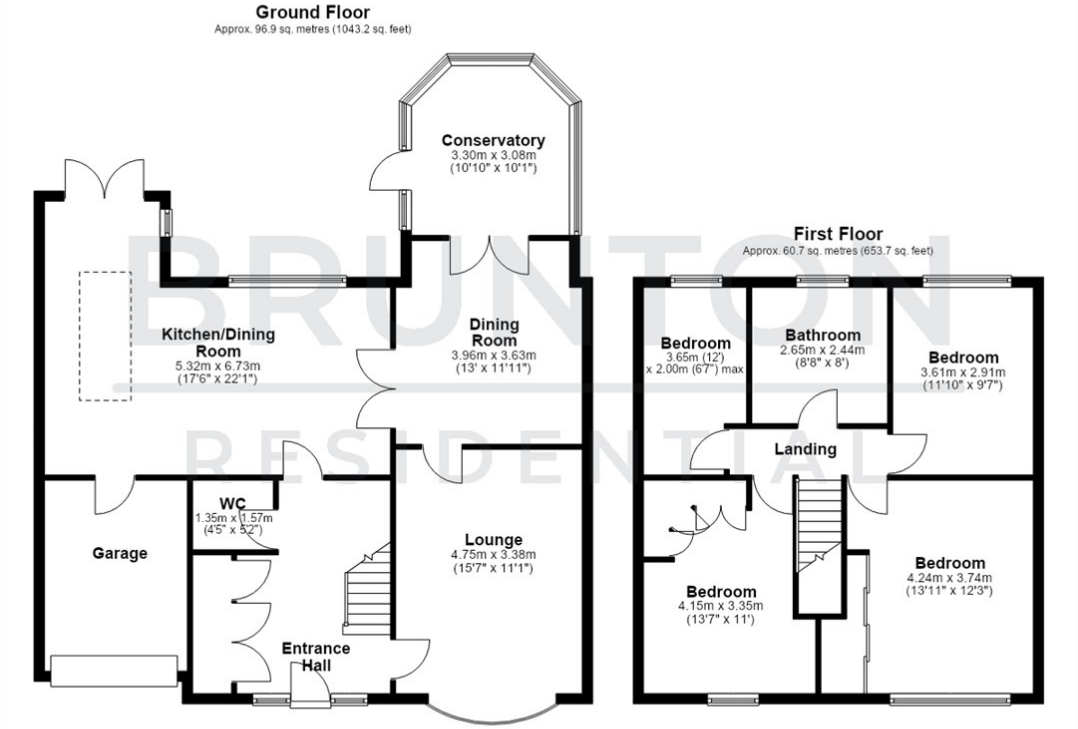
RESIDENTIAL

TENURE : Freehold

LOCAL AUTHORITY : Northumberland CC

COUNCIL TAX BAND : E

EPC RATING : C



Total area: approx. 157.7 sq. metres (1696.9 sq. feet)



