



Yardley Grove, Westwood Grange, Cramlington

£330,000 Offers in Region Of

MICHELLE ROPER

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 Porch, Hallway, Lounge, open Plan 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: £330,000 Offers in Region Of



Entrance Porch

Through the front door we enter into the Porch. A convenient space to kick off shoes before moving into the Hallway and beyond. To the left a door provides access to the conveniently situated WC, ahead a further door provides access into Hallway. The room features a single radiator and porcelain tiled floor underfoot.

Entrance Hallway 3.58 m x 1.92 m

The Entrance Hall is spacious providing access to the Lounge and Open plan Kitchen / Dining Room to the left an open spindle carpeted staircase leading to first floor accommodation underneath which are built in storage cupboards, the room features a double radiator and porcelain tiled floor underfoot.

Lounge 4.76 m (into bay) x 3.89 m

Situated to the front of the property is the light and airy Lounge. A double glazed angled bay window looks to front elevation. The room has decorative panelling to one wall, creating a focal point, the Lounge features carpet underfoot.

WC

Accessed via the Hallway, the WC is conveniently situated. Comprising of a white two piece suite, consisting of low level WC and vanity sink with cupboard storage beneath. The room features a decorative tiled back splash to sink and features an anthracite radiator complimenting the décor and colour of vanity. An opaque double glazed window looks to side elevation and the room features porcelain tiled floor underfoot.



Kitchen 4.30 m x 5.99 m

The Kitchen is situated to the rear of the property and benefits from a range of Grey and White high gloss wall and base units with complementary over-top work-surfaces, extending to breakfast bar/seating area. An inset sink with built in drainer and hose style tap sits beneath a double glazed window to rear elevation. The room features integrated appliances, including NEFF electric oven and microwave and NEFF induction Hob. A plumbed in American Style freezer sits to the right and is negotiable to the Sale. The open plan Kitchen leads to a spacious Dining Area enjoying views of the private rear garden. Double Glazed French doors lead to outside space. To the left a single door provides access into integral Garage and the room features recessed spotlighting to ceiling, anthracite radiator and LTV floor underfoot.

Garage 4.78 m x 2.59 m

The Integral Garage is accessed via Front Driveway by an up and over door. An integral door leading from Kitchen allows convenient access from inside the property. To the rear of the Garage a single door provides access into the private garden beyond. The rear of the garage is set up as a utility area, plumbed for automatic washing machine and tumble dryer and features an outdoor tap. The room features electrics and lighting.



First Floor Landing

The first floor open galleried landing provides access to the Master Bedroom, Bedrooms 2 & 3 and Family Bathroom. To the left a double glazed window looks to side elevation, the Landing features carpet underfoot.

Master Bedroom 4.21 m x 3.82 m

The Master Bedroom is situated to the front of the property and is a spacious room with built in sliding door wardrobes to the left. The room features decorative panelling to one wall creating a beautiful backdrop to the bed. A double glazed window looks to front elevation underneath which sits a single radiator. The room features carpet underfoot.



Bedroom 2 3.30 m x 3.82 m

Bedroom 2 is situated to the rear of the property and features a double glazed window to rear elevation underneath which sits a single radiator. The room features built in sliding door wardrobes to the right providing ample storage and features carpet underfoot.

Bedroom 3 2.44 m x 2.65 m

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 carpet underfoot.

Family Bathroom 2.32 m x 2.56 m


The Family Bathroom is situated to the rear of the property, fully tiled, the Bathroom consists of a white four piece suite comprising of tiled bath, corner shower enclosure with power shower and sliding glass doors, wall mounted hand basin and low level WC. An opaque double glazed window looks to rear elevation and the room recessed spotlights to ceiling, a chrome towel radiator and complimentary tiled floor underfoot.



Floor Plan & EPC

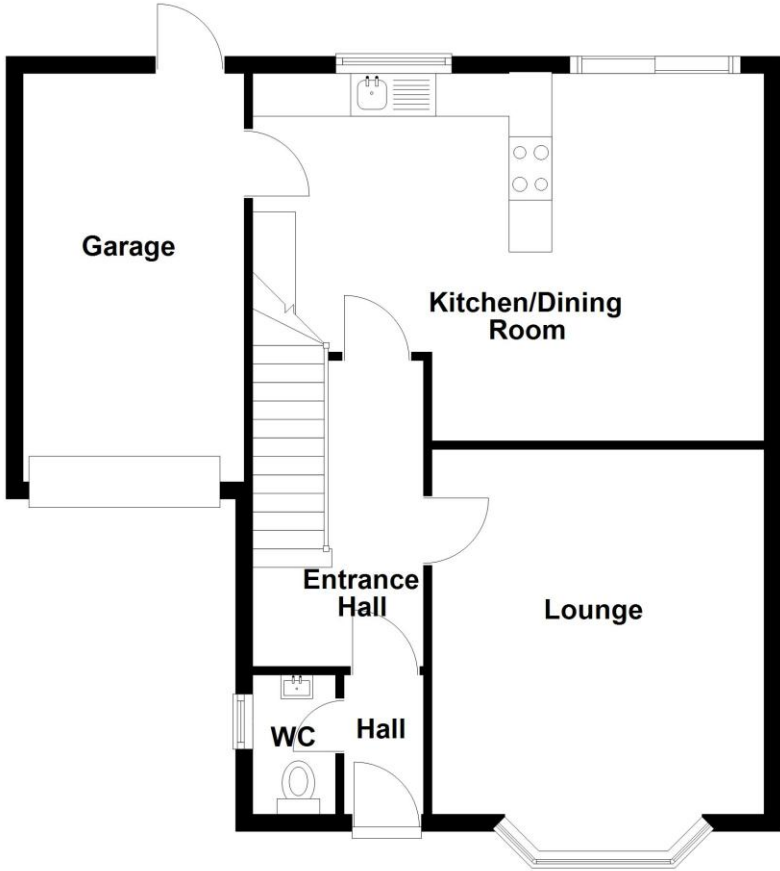
Approximate Gross Internal Area

Ground Floor	65.2 sq. metres / 701.8 sq. feet
First Floor	50.0 sq. metres / 538.5 sq. feet
Total	115.2 sq. metres / 1240.0 sq. feet

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	71	77
(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	

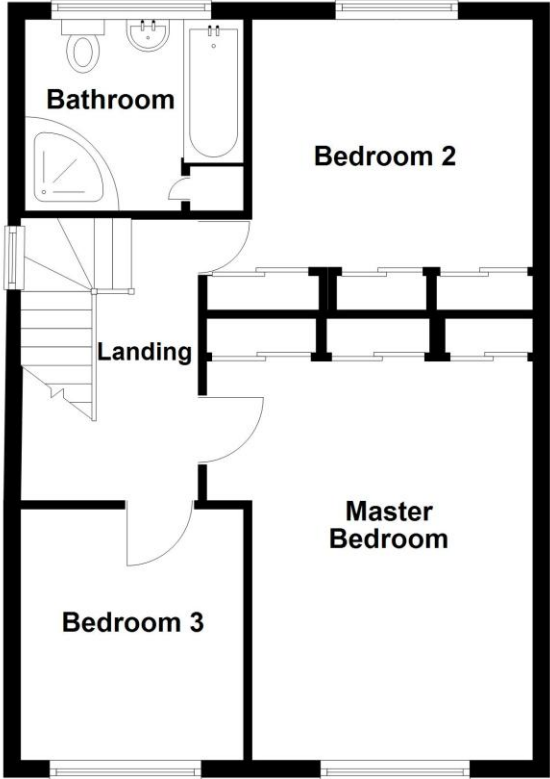
Ground Floor

Approx. 65.2 sq. metres (701.8 sq. feet)



First Floor

Approx. 50.0 sq. metres (538.5 sq. feet)



Total area: approx. 115.2 sq. metres (1240.4 sq. feet)



Externally

To the front of the property is a single block paved and patio driveway providing off street parking, leading to Single Integral Garage.

To the right is an extensive low maintenance gravelled area with stepping stones to front entrance. A low wall boundary sits to right, with side access to rear garden.

The rear of the property offers a private enclosed space, laid mainly to lawn, with fenced boundary. French doors lead from the Open Plan Kitchen / Dining room, to this beautiful private garden. To the left, adjacent to garage door is a large gravelled area with storage shed.



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

POWERED BY
exp UK

19 Main Street, Ponteland, Northumberland, NE20 9NH

T 07583 095763

E michelle.roper@exp.uk.com

wmichelleroper.exp.uk.com

