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HOLLY WAY, WEST MEADOWS, NE23

Offers Over £290,000


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Delightful and modern three-bedroom detached family home on Holly Way within the West Meadows development in Cramlington, occupying a desirable corner position and offering beautifully presented accommodation throughout.

The property combines contemporary interiors with an exceptional outdoor space that has been thoughtfully redesigned and finished to a high standard. The open-plan kitchen/diner provides a bright and sociable heart to the home, while the landscaped rear garden is a real extension of the living space, with porcelain paving, feature lighting, new fencing and attractive seating areas creating an impressive setting for outdoor dining and entertaining. Off-street parking and a private garage further complement the property.

West Meadows is positioned on the outskirts of Cramlington, with the town providing a wide range of everyday amenities, shops, restaurants and leisure facilities, including the popular Manor Walks Shopping and Leisure Centre. Cramlington also offers convenient access to the A1 and A189, providing excellent road links towards Newcastle and the wider North East, while nearby Northumberland countryside provides plenty of opportunities for walking and outdoor pursuits. The property's position therefore combines a quieter residential setting with convenient access to local amenities and the surrounding area.

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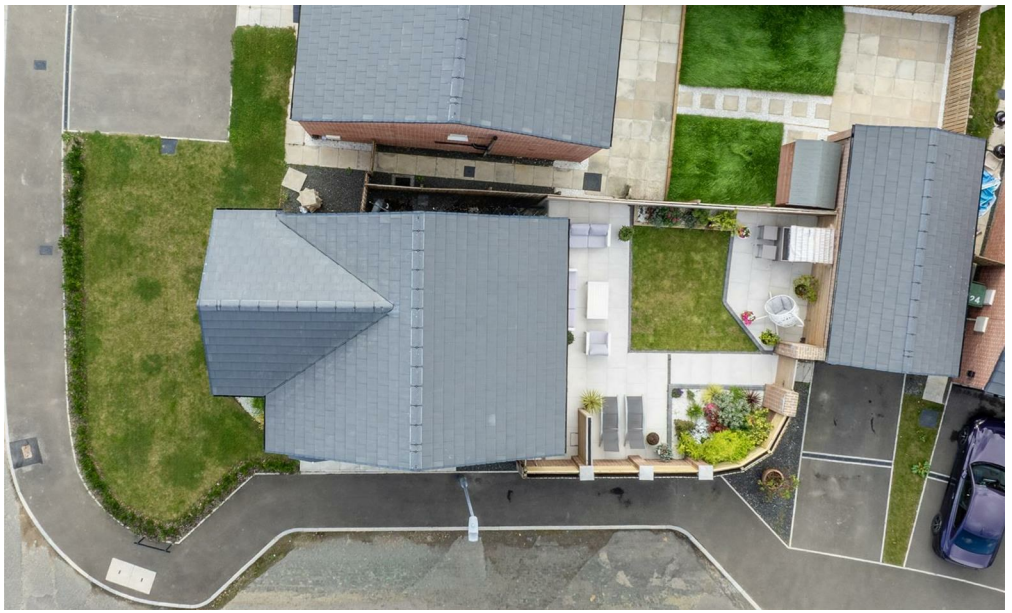
The internal accommodation comprises: The property is entered via the entrance hall, which leads into the well-presented ground-floor accommodation. The entrance hall has stairs leading up to the first floor landing, under-stair storage and a convenient ground-floor WC. To the left of the hallway, the lounge is a generous reception room with a bright and comfortable feel, featuring a large front-facing window and ample space for a range of furniture.

To the end of the hallway is an impressive open-plan kitchen/diner, creating a sociable central space for both everyday living and entertaining. The contemporary kitchen is fitted with an excellent range of dark blue wall, drawer and base units, complemented by contrasting work surfaces and integrated appliances. There is also a central island providing additional preparation space and casual seating, while the dining area benefits from extensive glazing and French doors opening directly onto the rear garden. The utility room is located just off the kitchen.

The first floor landing gives access to three well-proportioned bedrooms. The master bedroom is a comfortable double room with ample space for bedroom furniture, while the two further bedrooms provide excellent additional accommodation for family, guests or home working. The property also benefits from a stylish en-suite shower room to the master bedroom, together with a well-appointed family bathroom featuring a white suite and contemporary tiled finish.

Externally, the property occupies a desirable corner plot, with off-street parking and access to a private garage. The rear garden has been comprehensively remodelled and landscaped, creating a particularly attractive outdoor space with beautiful porcelain paving, feature lighting, new fencing, a central lawn and established planting. The garden has been thoughtfully designed to provide both seating and entertaining areas while remaining exceptionally well presented.





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TENURE : Freehold

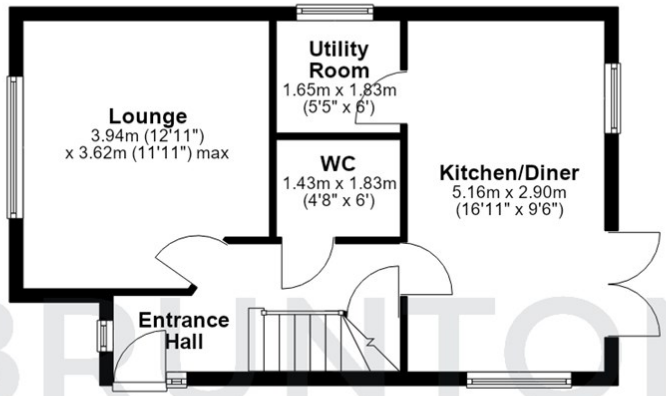
LOCAL AUTHORITY : Northumberland CC

COUNCIL TAX BAND : C

EPC RATING : B

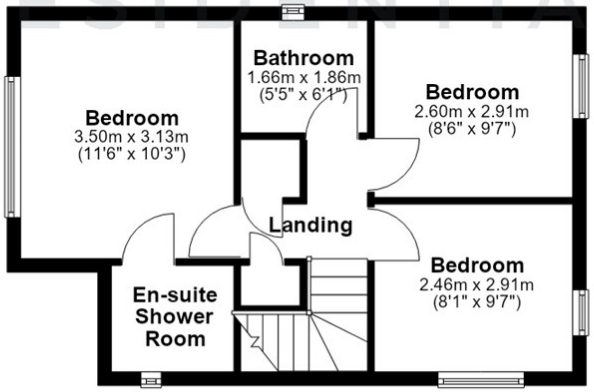
Ground Floor

Approx. 42.5 sq. metres (457.5 sq. feet)



First Floor

Approx. 39.8 sq. metres (427.9 sq. feet)



Total area: approx. 82.3 sq. metres (885.4 sq. feet)

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