


SIGNATURE

NORTH EAST

OFFICIALLY RATED THE NO.1 ESTATE AGENT IN THE NORTH EAST





 Yarmouth Drive, Cramlington NE23 1TL

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Offers In The Region Of £400,000

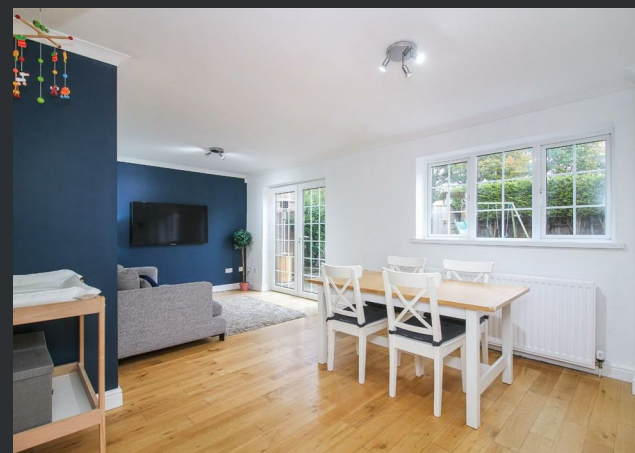
Signature North East are delighted to welcome this contemporary five-bedroom detached home to the property market, boasting spacious living and modern décor throughout, the property has been much improved by previous owners. Situated in the justifiably desirable rural town of Cramlington in the quiet street of Yarmouth Drive, ideally located with a plethora of local amenities nearby such as local shops, supermarkets, and schooling for all ages giving this property perfect family home potential and local parks for individuals who enjoy long walks.

Upon entry into this family home finds a tastefully decorated welcoming entrance hallway with access to the staircase, living room, and kitchen/dining area providing a great deal of space for furnishings. The large window at the front of the room allows for an abundance of light to brighten up the room contrasting with the white walls helping to create a cheerful feel for the room. The family/dining area presents a fabulous versatile space perfect for entertaining friends and family, with large French doors opening into the sizable garden area and giving the room a bright and airy atmosphere. The pristine kitchen comes fully equipped with many integrated appliances included such as a fridge, dishwasher, overhead extractor fan, and an agar oven, and provides lots of space for storage with a range of fitted units. The ground floor benefits from a handy downstairs W.C and utility room.

Upstairs to the first floor finds the five bedrooms, all offering ample space for furnishings and comfortable living with the possibility to convert into a dressing room or home office if desired. The master bedroom has an added advantage of a wall-mounted wardrobe for extra storage and an attached ensuite bathroom, fitted with a bath. To complete this floor is the family bathroom, equipped with a shower with glass surrounding, W.C, a sink unit, and a heated towel rail.

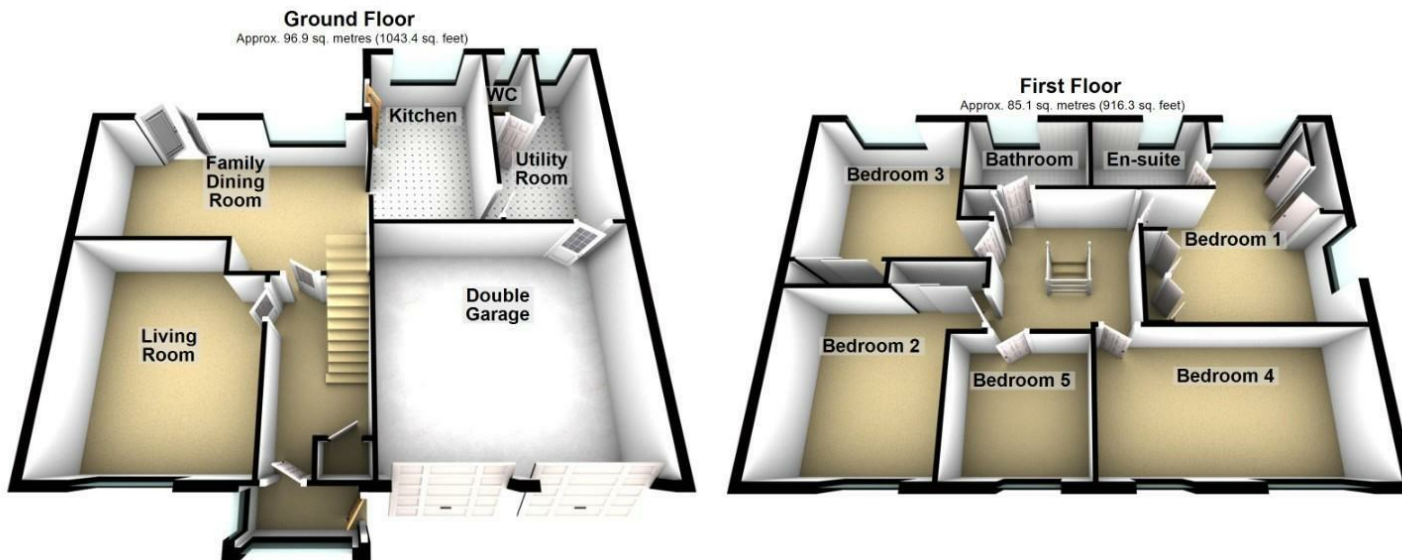
Externally the property on offer provides a well-maintained front garden and a large rear garden with an integrated floor trampoline and patio area for alfresco dining. The front driveway can fit 2 cars side by side and the attached double garage offers an opportunity for additional off-road parking, extra storage, or a home bar or gym.

Tenure: Freehold
Council Tax Band: D



PLEASE NOTE THAT THE VENDOR HAS CERTIFIED THE PROPERTY INFORMATION AND IMAGES.

PROPERTY FLOORPLAN



Total area: approx. 182.1 sq. metres (1959.7 sq. feet)

Please be advised the floorplans are not drawn to scale and are to be used to give an idea of the layout of the property.
Plan produced using PlanUp.

Measurements:

- Living Room
14'10" x 12'11"
- Family Dining Room
19'8" x 12'0"
- Kitchen
14'5" x 8'7"
- Utility Room
14'5" x 8'0"
- WC
5'6" x 3'6"
- Bedroom One
13'8" x 13'3"
- En Suite
8'2" x 5'4"
- Bedroom Two
12'11" x 11'7"
- Bedroom Three
12'11" x 10'10"
- Bedroom Four
17'0" x 9'1"
- Bedroom Five
8'8" x 8'6"
- Bathroom
8'8" x 5'4"

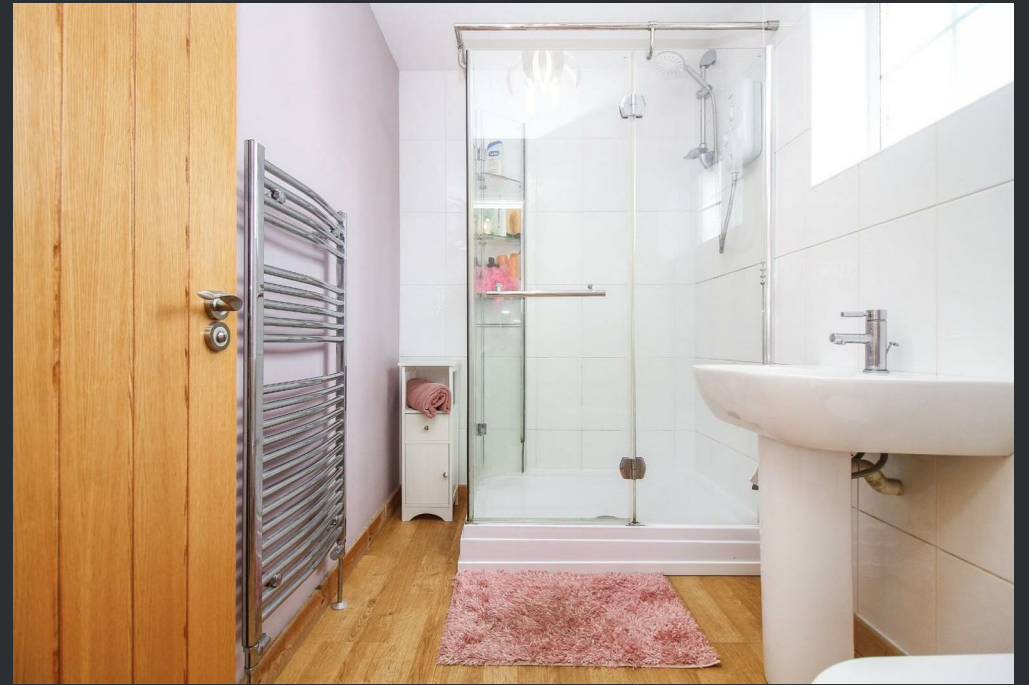
Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		75
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive
2002/91/EC







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