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YELVERTON COURT, CRAMLINGTON, NE23

Offers In The Region Of £375,000

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This delightful four-bedroom detached home on Yelverton Court in Cramlington.

This family home offers spacious and well-presented accommodation over two floors. The ground floor features a dual-aspect spacious lounge, a modern open-plan kitchen and dining area, and a convenient ground-floor WC. Upstairs, there are four well-proportioned bedrooms and a well-appointed family bathroom. The property further benefits from off-street parking for multiple vehicles, a garage, and a large enclosed rear garden.

The home is ideally located close to local shops, reputable schools, and a range of amenities. Cramlington town centre, with supermarkets, restaurants, and leisure facilities, is within easy reach, and excellent transport links provide access to Newcastle upon Tyne and the surrounding area.

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The internal accommodation comprises: an entrance hallway with stairs leading to the first floor. To the right is a spacious dual-aspect lounge featuring a walk-in bay window overlooking the rear garden. Straight ahead from the hallway is an open-plan kitchen and dining room. The kitchen is modern in design, fitted with a range of sleek integral appliances and contemporary cabinetry, providing excellent storage and ample workspace. French doors from the dining area open out to the rear garden. The kitchen also provides internal access to the garage, which includes a useful utility area to the rear. To the left of the hallway is a convenient ground-floor WC.

The first-floor landing gives access to four well-proportioned bedrooms and a well-appointed family bathroom, which is fully tiled and includes a WC, washbasin, and bath with an overhead shower.

Externally, to the front, the property features a double driveway providing off-street parking for multiple vehicles. To the rear is a large, enclosed garden with a block-paved seating area, predominantly laid to lawn and ideal for outdoor entertaining.



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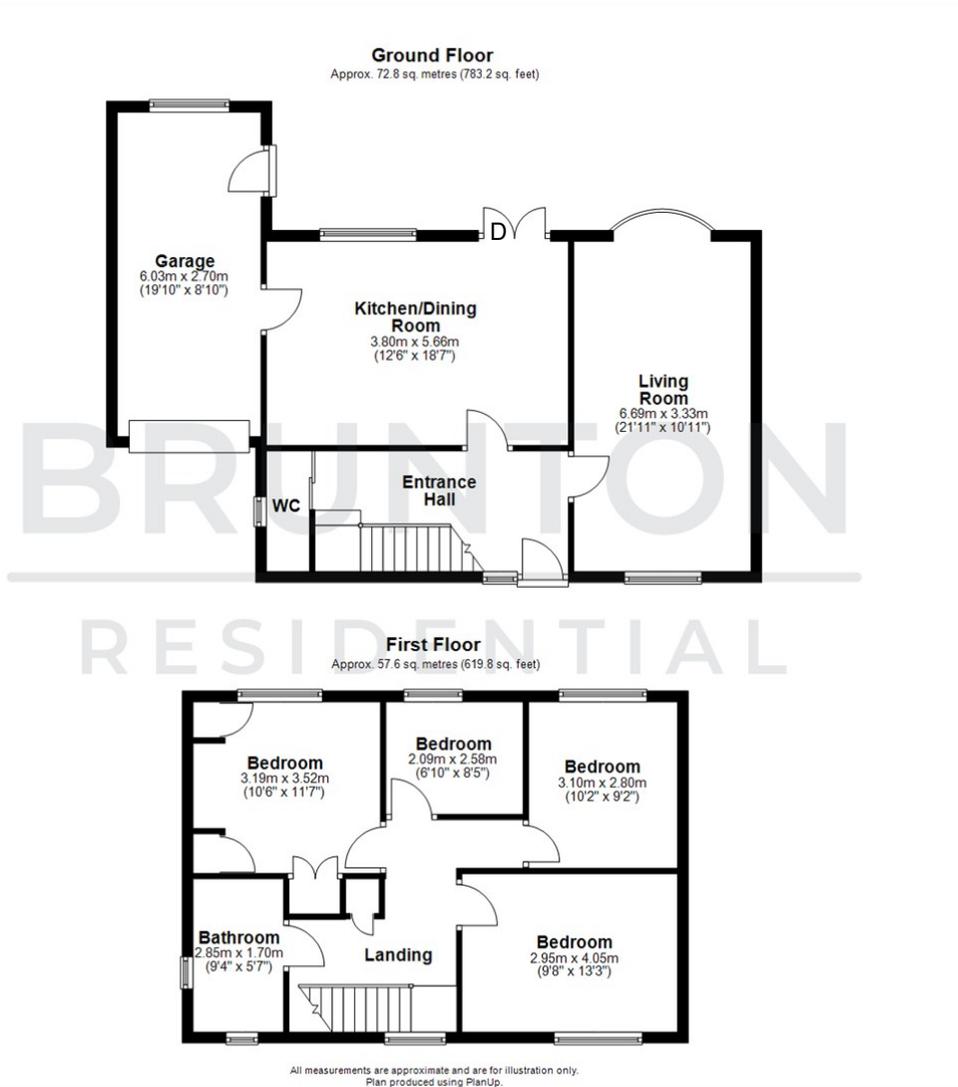
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TENURE : Freehold

LOCAL AUTHORITY : Northumberland CC

COUNCIL TAX BAND : D

EPC RATING : C



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		82
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		71	
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	