

# BRUNTON

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## RESIDENTIAL



**YARDLEY GROVE, CRAMLINGTON, NE23**

**Offers Over £325,000**

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A beautifully presented three bedroom detached home located on Yardley Grove, Cramlington. The current owners have completely transformed the property, creating a modern and spacious layout ideal for contemporary living. The original kitchen and dining room have been opened up to form a bright, open plan kitchen/diner, fitted with a stylish new kitchen suite and breakfast bar. New flooring and carpets have been installed throughout, giving a fresh and cohesive finish. The bathroom was refurbished prior to the current owners moving in and remains in excellent condition.

This property is ideally placed for access to local schools, amenities at Manor Walks Shopping Centre, leisure facilities, and excellent road and public transport links, making it well-suited to a range of buyers including families and those looking for a home that is finished to a high standard throughout.

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Upon entering the property, the porch leads into a welcoming hallway giving access to the principal ground floor rooms. To the front, the living room features a large bay window which provides excellent natural light, along with a stylish feature wall and neutral décor, making this a comfortable and well presented space for everyday living. To the rear of the property, the kitchen and dining room have been knocked through to create a superb open plan layout. This bright and spacious area is ideal for both family living and entertaining. The kitchen has been refitted with a modern suite including high gloss cabinetry, integrated appliances, breakfast bar seating, and ample work surface space. French doors lead directly out to the rear garden. A ground floor WC and access to the integral garage complete the ground floor layout.

To the first floor, the property offers three bedrooms. The principal bedroom overlooks the front elevation and features fitted wardrobes. Bedroom two is a generous double with views over the rear garden, while bedroom three offers a comfortable single or home office. The bathroom was upgraded prior to the current owners moving in and is finished to a modern standard with contemporary tiling and fittings.

Externally, the property enjoys a particularly generous rear garden which is laid mainly to lawn with fenced boundaries, providing an ideal space for children, pets and outdoor entertaining. A patio seating area is situated directly outside the French doors. To the front, there is a driveway providing off street parking and access to the garage.



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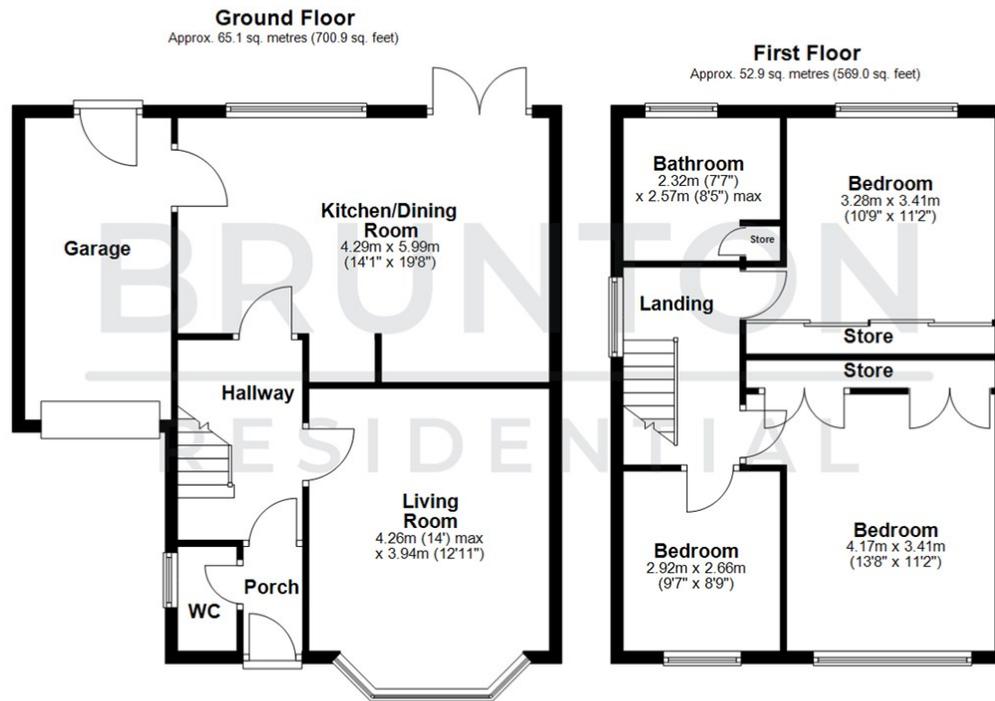
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TENURE : Freehold

LOCAL AUTHORITY : Northumberland  
County Council

COUNCIL TAX BAND : D

EPC RATING :



All measurements are approximate and are for illustration only.  
Plan produced using PlanUp.



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

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