



Welbury Way  
Cramlington

# Welbury Way, Cramlington

- Detached House
- Four Bedroom
- Two Reception Rooms
- Three Bathrooms (Two En-suites)
- Overlooking Valley Park
- EPC:D/ Council Tax:D/ Freehold

## Offers In Excess Of £360,000

Rarely available and boasting some of the best views you could ask for at Valley Park, Cramlington, this property really is perfect for anyone wishing to have plenty of space both inside and outside - this property really gives anyone the scope they need for a perfect family home in a sought-after location, with the benefit of local amenities and schools close by, plus excellent road and public transport links. The property briefly comprises of; entrance porch, stairs to the first floor, downstairs cloakroom, large lounge/dining area with spectacular views to the front and access via French doors to the rear, a second large reception room which could be used in a multitude of ways, a good size kitchen/breakfast room with an additional utility area which benefits from an additional cupboard area to house your washing machine and other laundry items all neatly tucked away. To the first floor there are three double bedrooms - the master bedroom being of an exceptional size and having its own en-suite with shower and bath, the second bedroom with excellent views outside, the third double bedroom with en-suite shower room and a good-sized single room with built in mirror wardrobes. All the bedrooms have built in wardrobe space and are bright, welcoming spaces. The family bathroom adds to this sense of space in this lovely home. Outside, the property has its own single garage with parking in front and this garage leads into a wonderful additional kitchen/utility space which is currently used the by the present owner for her own business needs but could be a super space just to clean off those BBQ items when you have been enjoying the summer evenings in the generously sized rear garden. The front of the property has a garden which overlooks beautiful views and there is additional grassed space to the side. All in all, this lovely home welcomes you with no chain - call our office today to book your viewing!

### PRIMARY SERVICES SUPPLY

Electricity: mains  
Water: mains  
Sewerage: mains  
Heating: mains  
Broadband: fibre  
Mobile Signal Coverage Blackspot: no  
Parking: garage and driveway

### MINING

The property is not known to be on a coalfield and not known to be directly impacted by the effect of other mining activity. The North East region is famous for its rich mining heritage and confirmation should be sought from a conveyancer as to its effect on the property, if any.

### ACCESSIBILITY

This property has accessibility adaptations:

- Wheelchair access

### TENURE

Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

COUNCIL TAX BAND: D

EPC RATING: D

BD008021CM.CO22.3.24.V.1

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

#### Entrance Porch

UPVC entrance door, double glazed windows.

#### Entrance Hallway

Stairs to first floor landing, single radiator, storage cupboard.

**Downstairs Wc 5.22ft x 4.51ft** (1.59m x 1.37m)

Low level wc, wash hand basin (set in vanity unit), extractor fan.

**Lounge Area 16.69ft x 11.38ft** (3.67m x 3.16m) / **Dining 12.07ft x 10.37ft** (5.08m x 3.46m)

Double glazed window to front, double glazed patio doors to rear, two double radiators, electric fire, television point, telephone point, coving to ceiling.

**Second Reception Room 10.34ft x 19.93ft** (3.24m x 6.07m)

Double glazed window to front and side, double radiator.

**Kitchen 11.78ft x 9.87ft max** (3.59m x 3.00m)

Double glazed window to rear, fitted with a range of floor and drawer units with co-ordinating roll edge work top surfaces, ceramic sink 1 ½ mixer tap, tiled splash backs, built in electric fan assisted double oven, gas hob, integrated dishwasher, pantry, tiled flooring, double radiator, door to:

**Utility Room 7.65ft x 7.49ft** (2.33m x 2.28m)

Double glazed window to rear, fitted wall and base units with work surfaces, space for fridge/freezer, large cupboard pace plumbed for washing machine, tiled flooring, door to garden.

#### First Floor Landing

**Bedroom One 21.65 max x 10.82** (6.59m x 3.29m)

Double glazed window to front and side, two single radiators, fitted wardrobes, television point.

**En-Suite 10.79ft max x 5.57ft max** (3.28m x 1.69m)

Double glazed window to rear, low level wc, wash hand basin (set in vanity unit), extractor fan, bath, shower cubicle (electric shower), part tiling to walls, heated towel rail.

**Bedroom Two 10.90ft x 14.25ft** (3.32m x 4.34m)

Double glazed window to front, single radiator, two fitted wardrobes, television point.

**Bedroom Three 13.03ft max x 8.65ft max** (3.97m x 2.63m)

Double glazed window to rear, single radiator, fitted wardrobes, television point.

**Bedroom Four 7.93ft x 5.74ft** (2.41m x 1.74m)

Double glazed window to front, single radiator, fitted wardrobes.

**En-Suite 4.77m x 3.84m** (1.45m x 1.77m)

Walk in double shower, part tiling to walls, low level wc, wash hand basin set in vanity unit, heated towel rail, part tiling to walls, tiled flooring.

**Bathroom 8.69max x 5.29m** (2.64m x 1.61m)

Three-piece white suite comprising of; panelled bath with electric shower over, wash hand basin (set in vanity unit), low level wc, spotlights, double glazed window to rear, heated towel rail, part tiling to walls, tiled flooring.

#### External

Front garden laid mainly to lawn. Rear garden laid mainly to lawn, decking area.

#### Garage

Single garage with roller shutter door, power and lighting. Currently being used as an additional kitchen area, sink unit.



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