



## 5 bed detached house to buy in

Latton Close, Cramlington, Cramlington,  
Northumberland, NE23 7XP

**£399,950** Offers Over

**H x 5** **D x 3** **B x 1**

Tenure

**Freehold**

Driveway & Garage parking

## Property features

- ✓ Five bedrooms
- ✓ Modern extension to the rear
- ✓ Two en-suites
- ✓ South facing garden
- ✓ EPC Rating D

## Key Information

- ✓ Council Tax: Band E
- ✓ EPC Rating: D
- ✓ Heating supply: Gas

## Description

Situated in the highly sought-after Southfield Gardens, Cramlington, this exceptional five-bedroom, extended, detached home offers modern family living with generous space and contemporary finishes throughout.

The property features a stunning extended kitchen/diner complete with integrated appliances and underfloor heating, alongside a cosy front lounge, a separate utility room and a convenient downstairs WC. To the first floor, there are five bedrooms, two of which benefit from en-suite shower rooms, as well as a modern family bathroom.

Externally, the home boasts an integral garage with EV charging, a driveway for four cars and a low maintenance south-facing rear garden that enjoys sunlight throughout the day. Perfectly positioned for access to local amenities, schools and transport links, this impressive home must be viewed to fully appreciate its quality and scale.

Council Tax Band: E

Tenure: Freehold

Price: Offers Over £399,950

Property Type: Detached House

Parking: Driveway & Garage

Heating: Gas

## Living Room

3.26m x 5.40m (10'8" x 17'8")



## Kitchen

8.11m x 3.67m (26'7" x 12'0")



## Kitchen/diner



## Additional Kitchen/diner

8.14m x 2.56m (26'8" x 8'4")



## Downstairs w/c



## Utility room

2.55m x 1.58m (8'4" x 5'2")



## Bedroom One

3.13m x 3.42m (10'3" x 11'2")



## En-suite Bedroom One

1.67m x 1.99m (5'5" x 6'6")



## Bedroom Two

2.42m x 4.95m (7'11" x 16'2")



## Bedroom Three

3.34m x 3.12m (10'11" x 10'2")



## En-suite Bedroom Three

1.44m x 1.95m (4'8" x 6'4")



## Bedroom Four

2.69m x 3.41m (8'9" x 11'2")



## Bathroom

1.78m x 2.18m (5'10" x 7'1")

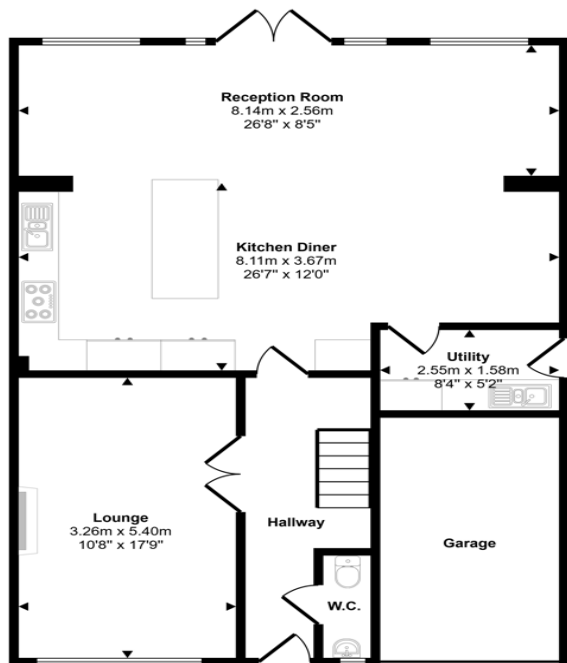


## Bedroom Five

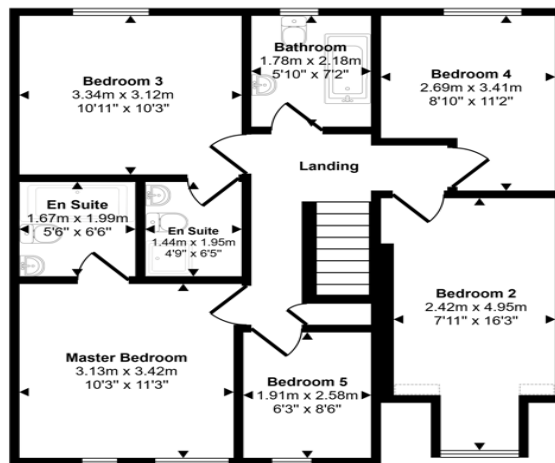
1.91m x 2.58m (6'3" x 8'5")



Approx Gross Internal Area  
166 sq m / 1782 sq ft



Ground Floor  
Approx 97 sq m / 1048 sq ft



First Floor  
Approx 68 sq m / 734 sq ft

Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		71
(55-68) <b>D</b>	61	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

Latton Close, Cramlington, Cramlington, Northumberland, NE23 7XP

Contact your local branch today for more information on this property:

**126A Trinity Street, Huddersfield, West Yorkshire, HD1 4DT, Tel: 01484 506211,  
admin@yellowbrickroadestateagents.co.uk, www.ybrea.co.uk**

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

