

# Drybeck Court, Cramlington, NE23

OIRO £150,000



## Full Description

Alexander Hudson Estates introduce to the market this well-presented two-bedroom terraced house, offering a thoughtfully arranged layout ideal for modern living. With a contemporary brick exterior, the property enjoys strong kerb appeal, complemented by a neatly maintained front garden and off-road parking for added convenience. Internally, the home is characterised by generous natural light throughout, with a bay window and modern recessed lighting enhancing the bright and airy feel across the main reception space. The welcoming living room features plush carpeting, a comfortable seating area, and stylish decorative wallpaper, creating a versatile environment for both relaxation and entertaining. Open access to the kitchen further enhances the flow of the ground floor.

The modern kitchen is a key feature of this property, boasting sleek cabinetry, integrated appliances including an oven and fridge freezer, and attractive wooden worktops. Ample natural light and an open plan design, promotes a sense of space and allow seamless access to the private rear garden. The kitchen's connection to the outdoors makes it especially suited to entertaining and everyday family life. Upstairs, two well-proportioned bedrooms offer comfortable accommodation with thoughtful storage solutions. The principal bedroom features a decorative accent

wall, wooden furniture, and a modern light fixture, creating a warm and stylish retreat. The second bedroom includes a built-in mirrored wardrobe and loft-style storage, with calming neutral decor and soft carpeting. A modern bathroom, complete with a walk-in shower, marble effect walls, and a wall-mounted mirror cabinet, provides a fresh and elegant space for daily routines.

Externally, the property benefits from a private, enclosed garden with a well-maintained lawn, a decked patio area perfect for outdoor dining, and a practical garden shed for storage. The fenced boundaries ensure privacy and a safe environment for children or pets.

Located within a residential setting, this property represents an excellent opportunity for first-time buyers, professional couples, or those seeking a comfortable and manageable home. With two bedrooms, modern interiors, and versatile indoor-outdoor living spaces, this terraced house stands out for its practicality, style, and overall appeal.

**Shower room** 5' 7" x 4' 9" (1.71m x 1.45m)

**Bedroom 2** 8' 6" x 5' 5" (2.58m x 1.65m)

**Bedroom 1** 12' 4" x 9' 7" (3.77m x 2.92m)

**Living Room** 12' 6" x 11' 8" (3.80m x 3.55m)

**Kitchen** 11' 7" x 7' 11" (3.54m x 2.41m)

#### Disclaimer

At Alexander Hudson Estates, we take great care to ensure our marketing is accurate, clear, and transparent. These particulars are intended as a guide only and do not form part of any offer or contract.

All descriptions, images, floor plans, and measurements are provided in good faith but should not be relied upon as statements of fact. Interested parties are advised to carry out their own due diligence and satisfy themselves as to the accuracy of the information provided.

## Features

- Well-maintained two bedroom terraced home.
- Bright and airy reception space, with separate living area and kitchen.
- Lawned rear garden with decked patio area.
- Situated within popular residential area, nearby to local schools, amenities and transport links.

## Contact Us

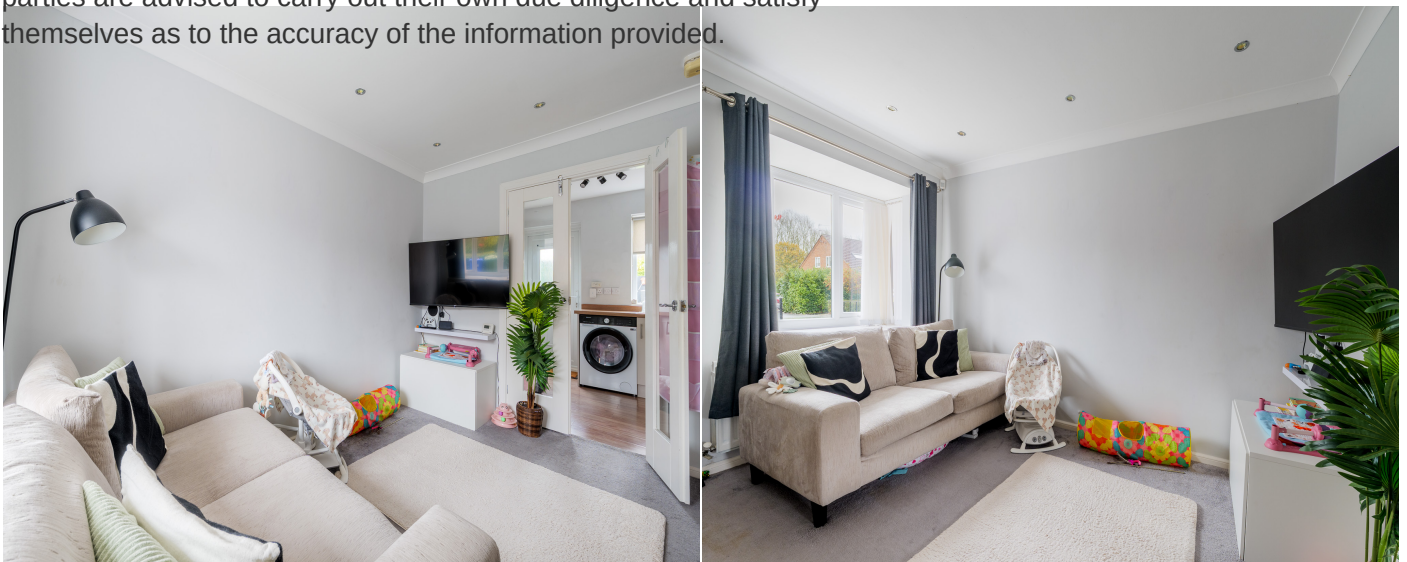
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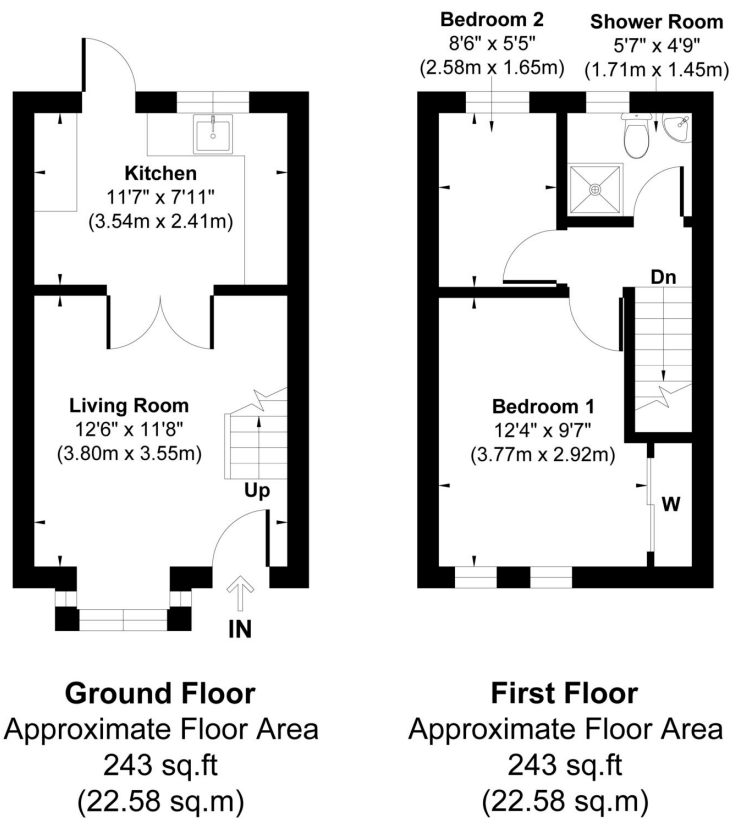
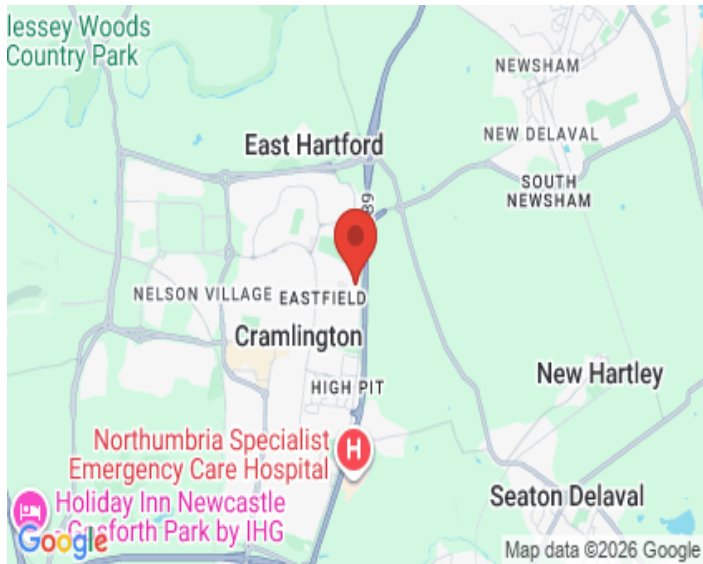
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| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92-100) <b>A</b>                           |         |                         |
| (81-91) <b>B</b>                            |         | 88                      |
| (69-80) <b>C</b>                            | 72      |                         |
| (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, Scotland & Wales                   |         | EU Directive 2002/91/EC |



**Approx. Gross Internal Floor Area 486 sq. ft / 45.16 sq. m**

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