



Yeavinger Court | Belford | NE70 7PD

£360,000

This spacious and neutrally decorated four-bedroom detached house in a popular Belford development offers flexible accommodation with two bedrooms on each floor, a modern open-plan kitchen, attractive gardens, garage, and convenient access to village amenities, scenic countryside, and major transport links.

ROOK
MATTHEWS
SAYER



FREEHOLD

DINING KITCHEN

EXTENDED

EN-SUITE

DRIVEWAY & GARAGE

SOUTH WEST FACING REAR GARDEN

VILLAGE LOCATION

DOWNSTAIRS W.C.

For any more information regarding the property please contact us today

5 Yeavinger Court, Belford NE70 7PD

A thoughtfully designed detached house situated with a south-west facing rear garden in a popular modern development in Belford, Northumberland. The accommodation provides a flexible layout suited to a range of buyers including families and retirees. Neutrally decorated throughout, the property includes four well-proportioned bedrooms, arranged with two attic style bedrooms upstairs and two bedrooms on the ground floor, allowing for versatile living solutions. The ground floor master bedroom includes an en-suite. Both of the first floor bedrooms benefit from built-in wardrobes in the eaves for convenient storage.

In addition to the separate living room at the front of the property, the extension at the rear has created a substantial sun room overlooking the attractive gardens, which extend to the rear and sides of the property. The open-plan kitchen, complete with integrated appliances and a dining area, offers a space suitable for everyday living and entertaining. A separate guest downstairs W.C. and a first-floor shower room add to the property's functional layout.

Externally, the house features parking and a single garage. The enclosed garden is laid mainly to lawn, but does also offer a sheltered paved area to the side of the property.

Belford is a well-served Northumberland village, with amenities such as a local CO-OP convenience shop, and a primary school within walking distance. For those who appreciate the outdoors, scenic walking routes are easily accessible, providing an opportunity to explore the beautiful surrounding countryside.

Public transport connects Belford to nearby towns and cities, and the nearest train services can be accessed at Berwick-upon-Tweed, approximately a 20-minute drive. Berwick station offers direct routes to Edinburgh and Newcastle, making commuting or city visits straightforward. This home combines practical living with an attractive Northumberland setting.

ACCOMMODATION

ENTRANCE VESTIBULE

Double-glazed composite entrance door | Laminate floor | Door to main hall

MAIN HALL

Radiator | Under-stairs cupboard | Doors to; living room, dining kitchen, two bedrooms | Storage cupboard | W.C

W.C.

Close-coupled W.C | Pedestal wash-hand basin | Radiator | Extractor

LIVING ROOM 11'9 X 15'5 PLUS BAY WINDOW (3.58m x 4.70m)
UPVC double-glazed bay window | Radiator

DINING KITCHEN 19'11 X 11'5 (6.07m x 3.48m)

Fitted units comprising; 1.5 stainless steel sink, integrated dishwasher, integrated electric hob with extractor hood, integrated double electric oven, integrated microwave, integrated fridge freezer, space for washing machine - concealed behind matching kitchen cabinet doors

UPVC double-glazed windows to rear and side | Radiator | Laminate floor | Ceiling downlights | UPVC double-glazed French doors to sunroom

SUNROOM 14'1 X 9'11 (4.29m x 3.02m)

UPVC double-glazed windows | Laminate floor | Electric power sockets | Ceiling downlights | UPVC door to rear garden

BEDROOM ONE (front) 9'9 X 11'10 (2.97m x 3.60m)

UPVC double-glazed window | Radiator | Door to en-suite

En-suite

Bath with a tiled surround and mains shower with a glass screen | Close-coupled W.C | Pedestal wash-hand basin with tiled splash-back | Radiator | UPVC double-glazed frosted window | Extractor

BEDROOM TWO (rear) 9'1 X 12'6 (2.77m x 3.81m)

UPVC double-glazed window to sunroom | Radiator

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FIRST FLOOR LANDING

Double-glazed Velux window | Radiator | Doors to bedrooms and shower room

BEDROOM THREE (attic bedroom with restricted head height)

11'9 X 15'9 measured to front of wardrobe doors (3.58m x 4.80m)
Double-glazed Velux windows | UPVC double-glazed window to side |
Cupboards fitted into the eaves with hanging rails providing wardrobe space | Radiator

BEDROOM FOUR (attic bedroom with restricted head height)

9'1 X 16'2 measured to front of wardrobes (2.77m x 4.92m)
Double-glazed Velux windows | UPVC double-glazed window to side |
Radiator | Cupboards fitted into the eaves with hanging rails providing wardrobe space |

SHOWER ROOM

Tiled shower cubicle with electric shower | Close-coupled WC |
Pedestal wash-hand basin with tiled splash-back | Radiator | Double-glazed Velux window | Extractor

EXTERNALLY

Front garden mainly laid to lawn with a blocked paved drive and paved ramp leading to the front door with level access

Rear fenced garden with a side gate extending to the side of the property. Mainly laid to lawn, paved area, and a raised planted flower bed with a retaining wall



PRIMARY SERVICES SUPPLY

Electricity: Mains
Water: Mains
Sewerage: Mains
Heating: Mains gas
Broadband: Fibre to cabinet is available in the area
Mobile Signal Coverage Blackspot: No known issues
Parking: Garage and driveway

MINING

The North East region is famous for its rich mining heritage and therefore it will be beneficial to conduct a mining search. Confirmation should be sought from a conveyancer as to its effect on the property, if any.

RESTRICTIONS AND RIGHTS

Restrictions on property: Holiday home use is not permitted, no parking of caravans or mobile homes on driveway is allowed

ACCESSIBILITY

Ramp access to a level front door

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: B

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | 108 A |
| 81-91 | B | 85 B | |
| 69-80 | C | | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

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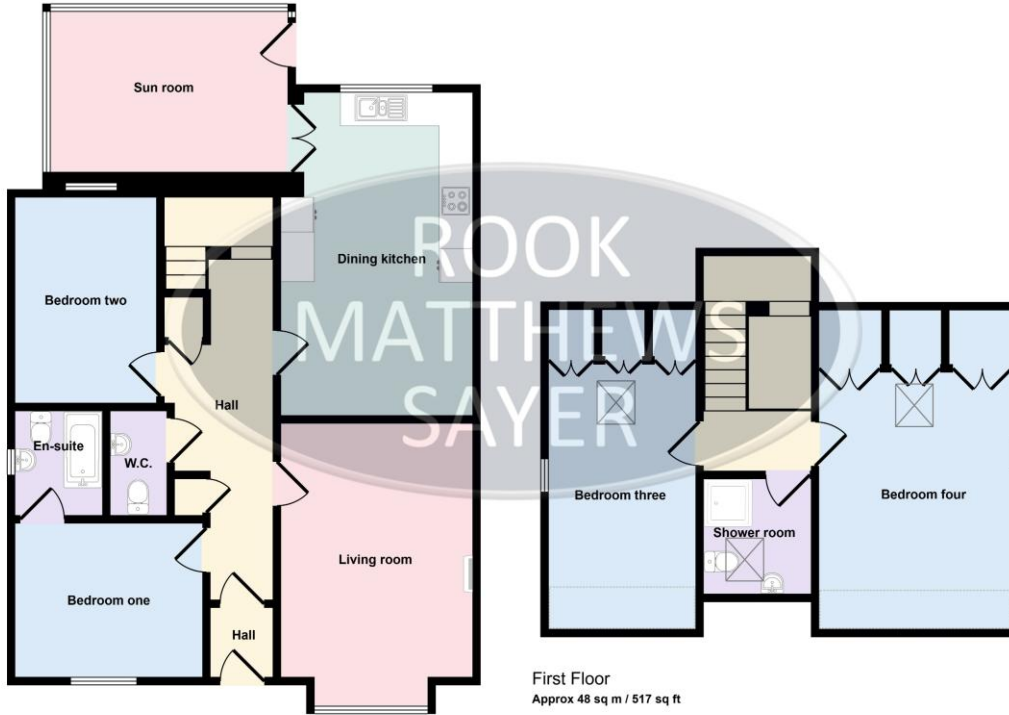


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Approx Gross Internal Area
141 sq m / 1517 sq ft
AL009335 Version 1



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.



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