



## Kepier Chare Crawcrook

This stunning, spacious five bedroom detached home is available on the ever popular Kepier Chare estate. The larger style property has the unique benefit of the entire ground floor and front and rear access being step free meaning this property is wheelchair accessible. The property has had a garage conversion and extension and is presented to the highest standard making this a superb home for the family. Comprising of entrance hall which leads to an impressive kitchen diner, with some integrated appliances and ample space for entertaining guests. There is a separate utility room. There are two living spaces, the first a lovely family living room with gas fire, the second reception area is an incredible addition to this property with an impressive log burner and floor to ceiling windows overlooking the garden. The garage has been converted in to a fifth bedroom with accessible wet room, but this would also be an ideal working from home space. Upstairs there are four double bedrooms, two with fitted wardrobes and there is a modern family shower room. Externally there is a newly block paved drive for parking for three vehicles and to the rear an enclosed garden, with lawn, patio and decking. This property simply must be viewed to be appreciated call us now to arrange a viewing and avoid disappointment.

## Offers In Excess of: £335,000

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# 91 Kepier Chare

Crawcrook, NE40 4UR

THIS STUNNING, SPACIOUS FIVE BEDROOM DETACHED HOME IS AVAILABLE ON THE EVER POPULAR KEPIER CHARE ESTATE. THE LARGER STYLE PROPERTY HAS THE UNIQUE BENEFIT OF THE ENTIRE GROUND FLOOR AND FRONT AND REAR ACCESS BEING STEP FREE MEANING THIS PROPERTY IS WHEELCHAIR ACCESSIBLE. THE PROPERTY HAS HAD A GARAGE CONVERSION AND EXTENSION AND IS PRESENTED TO THE HIGHEST STANDARD MAKING THIS A SUPERB HOME FOR THE FAMILY. COMPRISING OF ENTRANCE HALL WHICH LEADS TO AN IMPRESSIVE KITCHEN DINER, WITH SOME INTEGRATED APPLIANCES AND AMPLE SPACE FOR ENTERTAINING GUESTS. THERE IS A SEPARATE UTILITY ROOM. THERE ARE TWO LIVING SPACES, THE FIRST A LOVELY FAMILY LIVING ROOM WITH GAS FIRE, THE SECOND RECEPTION AREA IS AN INCREDIBLE ADDITION TO THIS PROPERTY WITH AN IMPRESSIVE LOG BURNER AND FLOOR TO CEILING WINDOWS OVERLOOKING THE GARDEN. THE GARAGE HAS BEEN CONVERTED IN TO A FIFTH BEDROOM WITH ACCESSIBLE WET ROOM, BUT THIS WOULD ALSO BE AN IDEAL WORKING FROM HOME SPACE. UPSTAIRS THERE ARE FOUR DOUBLE BEDROOMS, TWO WITH FITTED WARDROBES AND THERE IS A MODERN FAMILY SHOWER ROOM. EXTERNALLY THERE IS A NEWLY BLOCK PAVED DRIVE FOR PARKING FOR THREE VEHICLES AND TO THE REAR AN ENCLOSED GARDEN, WITH LAWN, PATIO AND DECKING. THIS PROPERTY SIMPLY MUST BE VIEWED TO BE APPRECIATED CALL US NOW TO ARRANGE A VIEWING AND AVOID DISAPPOINTMENT.

The accommodation:

Entrance:

Composite door to the front, under stairs storage and two radiators.

Kitchen Diner: 18'4" 5.59m x 12'8" 3.86m

Two UPVC windows, fitted with a range of matching wall and base units with work surfaces above incorporating sink and drainer, 5 burner gas hob, grill and oven, fridge, integrated dishwasher, storage and two radiators.

Utility Room:

UPVC window, plumbed for washing machine, storage and radiator.

Lounge: 19'11" 6.7m x 11'2" 3.40m

UPVC window to the front, gas fire with surround and two radiators.

Second Lounge: (extension) 20'3" 6.15m x 9'8" 2.95m

Two floor to ceiling UPVC windows, UPVC door to the garden, log burner and vertical radiator.

Bedroom Five: (garage conversion) 16'5" 5.00m x 8'4" 2.54m

Two UPVC windows, two storage cupboards and radiator.

Wet Room:

Disability accessible. Electric shower, low level wc, vanity wash hand basin, fully tiled and heated towel rail.



**First Floor Landing:**

UPVC window and loft access.

**Bedroom One:** 11'10" 3.61m plus radiator x 10'6" 3.20m  
UPVC window, built in storage and radiator.

**Bedroom Two:** 10'6" 3.20m x 9'0" 2.74m  
UPVC window and radiator.

**Bedroom Three:** 11'1" 3.38m plus radiator x 9'2" 2.79m  
UPVC window, fitted wardrobes and radiator.

**Bedroom Four:** 9'2" 2.79m x 9'0" 2.74m  
UPVC window and radiator.

**Bathroom:**

UPVC window, large walk in shower, low level wc, vanity wash hand basin, fully tiled and heated towel rail.

**Externally:**

To the rear of the property there is a lawned garden with a patio area, decking, pergola and garden shed, the garden has disability access. To the front there is a newly installed block paved driveway providing off street parking for three cars and a garden laid to lawn.

**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: C

RY00006593/VS/EW/13.12.2023/V.1.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		





**Important Note:** Rook Matthews Sayer (RMS) for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute part or all of an offer or contract. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck the measurements before committing to any expense. RMS has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyer's interests to check the working condition of any appliances. RMS has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. No persons in the employment of RMS has any authority to make or give any representation or warranty whatever in relation to this property.

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