



Crofton Way | West Denton | NE15 8QF

£240,000

We Welcome to the market this beautifully extended semi-detached home, ideally positioned in the highly sought after Crofton Way within West Denton Park. Perfectly suited for modern family life, this property seamlessly blends contemporary design. Entrance hallway meets a warm, inviting atmosphere leading to the lounge, conservatory, beautiful modern kitchen through to utility. A converted integral garage has created additional storage space. The first floor has four generously proportioned bedrooms, with an en suite to the main bedroom, providing plenty of room for a growing family or overnight guests. A well-appointed family

ROOK
MATTHEWS
SAYER



4



2



1

Beautifully Extended Semi

Four Bedrooms

Lounge / Dining room

Modern Kitchen

Utility

Conservatory

Converted garage providing

Off Street Parking

Entrance Hallway

Stairs to first floor, double glazed window to the front and side, laminate flooring, access to storage area which was formally the garage with no car access.

Lounge 24' 0" plus recess x 15' 8" (7.31m x 4.77m)

Two central heating radiators, double glazed bay window to the front, recess spot lighting, storage and French doors leading to the conservatory.

Kitchen 10' 6" max plus recess x 20' 5" max (3.20m x 6.22m)

Fitted with a range of wall and base units, sink with mixer tap and drainer, recess spot lighting, two double glazed windows to the rear, double glazed window to the side, kitchen island, integrated appliances including 5 ring gas hob, double oven, dishwasher, integrated fridge freezer, central heating radiator, and laminate flooring.

Utility 4' 4" x 10' 8" (1.32m x 3.25m)

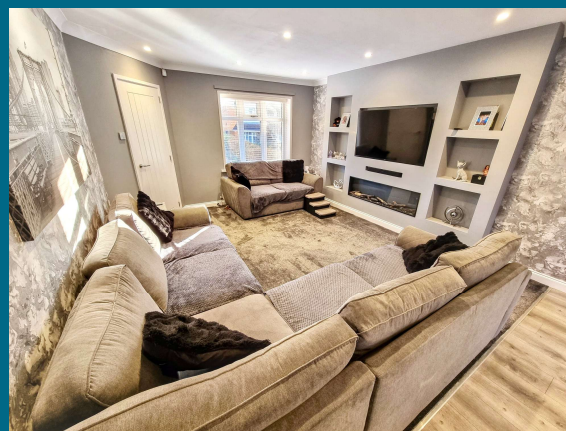
Central heating radiator, plumbing for an automatic washing machine, laminate flooring, recess spot lighting, and access to rear garden.

Conservatory

Laminate flooring, electric fire, double glazed windows and French doors leading to rear garden.

First floor landing

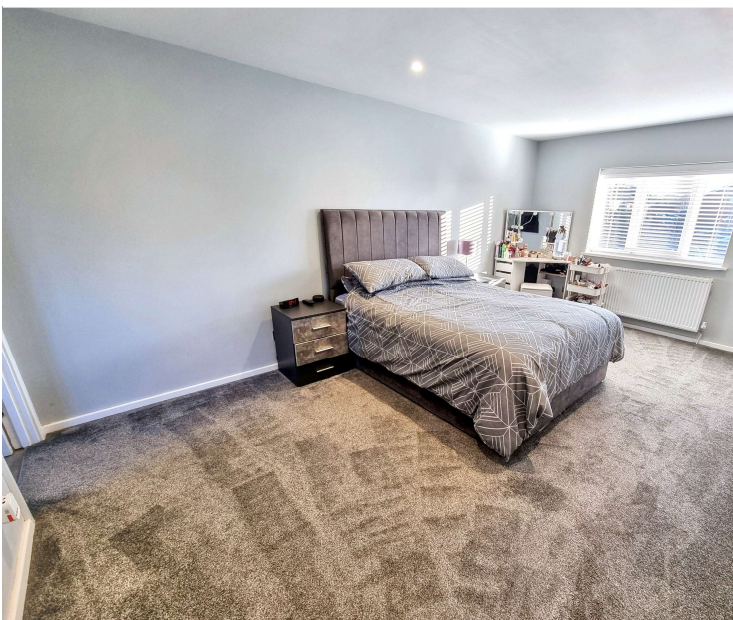
Storage and recess spot lighting.



T: 0191 2671031

westdenton@rmsestateagents.co.uk

**ROOK
MATTHEWS
SAYER**



Bedroom One

10' 8" x 17' 5" plus access (3.25m x 5.30m)

Recess spot lighting, double glazed window to front and a central heating radiator.

Ensuite

5' 8" plus access x 10' 7" max (1.73m x 3.22m)

Fully tiled, fitted with a low level W.C with concealed cistern, Jack and Jill sink set in vanity unit, free standing bath, heated towel rail, recess spotlighting and a double glazed window.

Bedroom Two 9' 3" plus access x 12' 3" max
(2.82m x 3.73m)

Double glazed window to the front and a central heating radiator.

Bedroom Three 13' 3" plus recess x 9' 3" max
(4.04m x 2.82m)

Double glazed window to rear, recess spot lighting and a central heating radiator.

Bedroom Four

7' 3" x 7' 1" plus recess (2.21m x 2.16m)

Central heating radiator and a double glazed window to the front.

Bathroom/W.C

Double glazed window to the rear, low level W.C, vanity sink, shower and hand wash basin.

Externally:

Front Garden

Tarmac driveway providing parking for multi vehicles.

Rear Garden

Split level garden with tiled seating area, stairs up to artificial lawn and additional seating area.

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains Gas

Broadband: Cable

Mobile Signal Coverage Blackspot: No

Parking: 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

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: B

EPC RATING: TBC

WD8489.CC.AF.02/01/2026.V.1.



T: 0191 2671031

westdenton@rmsestateagents.co.uk

**ROOK
MATTHEWS
SAYER**



"DoubleClick Insert Picture"
EPC RATING

TBC

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

Money Laundering Regulations - intending purchasers will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We will also use some of your personal data to carry out electronic identity verification. This is not a credit check and will not affect your credit score.



T: 0191 2671031

westdenton@rmsestateagents.co.uk

