



Shepherd Drive | Crawcrook | NE40 4FD

**OIEO £390,000**



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**DETACHED HOUSE**

**FOUR BEDROOMS**

**KITCHEN/FAMILY ROOM**

**GROUND FLOOR WC**

**EN SUITE TO MASTER**

**FAMILY BATHROOM**

**GARDENS AND GARAGE**

**FOUR PARKING SPACES**

**RMS** | Rook  
Matthews  
Sayer

THIS FOUR-BEDROOM DETACHED HOUSE IS FOR SALE IN A SOUGHT-AFTER MODERN DEVELOPMENT IN RYTON, IDEALLY PLACED FOR FAMILIES LOOKING TO BE CLOSE TO NEARBY SCHOOLS AND LOCAL AMENITIES.

SET ON A POPULAR RECENT STOREY HOMES DEVELOPMENT, THE PROPERTY OFFERS A BRIGHT RECEPTION ROOM WITH LARGE WINDOWS AND A GOOD-SIZED FAMILY KITCHEN. THE KITCHEN INCLUDES INTEGRATED APPLIANCES, SPACE FOR DINING, NATURAL LIGHT AND A FAMILY AREA, WITH BI-FOLD DOORS OPENING DIRECTLY ONTO THE GARDEN, CREATING AN EASY LINK BETWEEN INDOOR AND OUTDOOR SPACE. THERE ARE ESTABLISHED GARDENS, A GARAGE AND FOUR PARKING SPACES.

UPSTAIRS, THE MAIN BEDROOM IS A DOUBLE WITH BUILT-IN WARDROBES AND AN EN-SUITE. THERE ARE TWO FURTHER DOUBLE BEDROOMS AND A SMALLER DOUBLE BEDROOM. THE MAIN BATHROOM FEATURES A SEPARATE BATH AND SHOWER.

RYTON OFFERS A RANGE OF LOCAL SHOPS, CAFES AND EVERYDAY SERVICES, WITH FURTHER FACILITIES IN NEARBY BLAYDON AND PRUDHOE. FAMILIES BENEFIT FROM ACCESS TO SEVERAL NEARBY SCHOOLS WITHIN THE AREA.

FOR TRANSPORT, BLAYDON RAILWAY STATION IS WITHIN EASY REACH BY CAR, OFFERING SERVICES TO NEWCASTLE IN AROUND 10-15 MINUTES AND HEXHAM IN AROUND 30 MINUTES. BUS ROUTES THROUGH RYTON PROVIDE LINKS TOWARDS NEWCASTLE AND SURROUNDING VILLAGES. ROAD CONNECTIONS VIA THE A695 AND A1 GIVE CONVENIENT ACCESS ACROSS TYNESIDE AND TOWARDS THE WIDER REGION.

THIS DETACHED FAMILY HOUSE, IN GOOD CONDITION AND WITH GARDENS, GARAGE AND GENEROUS PARKING, PROVIDES A PRACTICAL BASE IN A POPULAR RYTON LOCATION.

#### The accommodation:

##### Entrance:

Composite door to the front, skylight, vaulted ceiling, under stairs storage and radiator.

##### WC:

Low level wc, wash hand basin, part tiled and radiator.

Lounge: 16'4" 4.98m x 12'6" 3.81m

Four UPVC windows and radiator.

Kitchen/Family Room: 31'03" 9.46m x 12'1" 3.68m

UPVC windows, Bi folding doors, UPVC French doors, fitted with a range of matching wall and base units with work surfaces above incorporating sink and drainer, integrated five burner induction hob, double electric oven, dishwasher, wine fridge, washing machine, fridge freezer, large dining/living space and two radiators.

##### First Floor Landing:

Storage and radiator.

##### Bedroom One:

UPVC window, fitted wardrobes and radiator.

##### En Suite:

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

Bedroom Two: 11'11" 3.63m x 9'7" 2.92m

UPVC window and radiator.

Bedroom Three: 10'7" 3.22m x 9'7" 2.92m

UPVC window and radiator.

Bedroom Four: 12'7" 3.84m max x 8'11" 2.72m

UPVC dormer to the front and radiator.

##### Bathroom wc:

UPVC window, bath with separate shower, low level wc, vanity wash hand basin, fully tiled and heated towel rail.

##### Externally:

There is an enclosed rear garden and a side garden. To the front of the property there is double driveway providing off street parking leading to a garage and a further two allocated parking spaces.

##### PRIMARY SERVICES SUPPLY

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: MAINS

Broadband: FIBRE TO PREMISES

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. - The North East region is famous for its rich mining heritage. We have been advised that the property is known to be at risk from mining activities in the locality, therefore please speak with your conveyancer for further information.

##### 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.

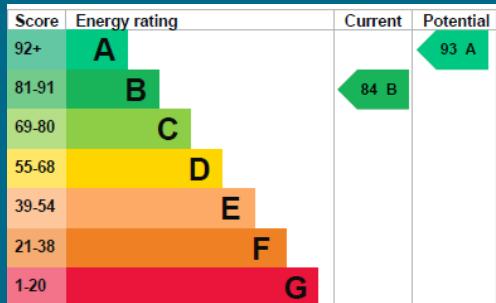
##### Agents Note:

There is a maintenance charge for the open spaces on the estate at a yearly cost of £116.

##### COUNCIL TAX BAND: E

##### EPC RATING: B

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**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 interest 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.

