



Weatherby Avenue | Crawcrook | NE40 4FF

OIEO £390,000



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2

DETACHED HOUSE

FOUR BEDROOMS

UPGRADED KITCHEN

BOOT ROOM

EN SUITE TO MASTER

DRIVEWAY

REAR GARDEN

VIEWING ADVISED

RMS | Rook
Matthews
Sayer

THIS IMMACULATE DETACHED 4-BEDROOM HOUSE IS FOR SALE IN A SOUGHT-AFTER MODERN DEVELOPMENT IN RYTON, IDEAL FOR FAMILIES SEEKING WELL-PLANNED LIVING SPACE CLOSE TO LOCAL AMENITIES AND SCHOOLS.

ON THE GROUND FLOOR, THERE IS A WELCOMING FAMILY RECEPTION ROOM, IDEAL FOR COSY NIGHTS IN. THERE IS AN IMPRESSIVE KITCHEN AND FAMILY AREA, FITTED WITH GRANITE COUNTERTOPS, INTEGRATED APPLIANCES AND A GENEROUS DINING SPACE. BI-FOLD DOORS OPEN DIRECTLY ONTO THE PRIVATE REAR GARDEN, WHICH FEATURES DECKING AND A PERGOLA, CREATING A PLEASANT SETTING FOR OUTDOOR DINING. A PRACTICAL BOOT ROOM WITH UTILITY AREA AND A DOWNSTAIRS WC ADD TO THE EVERYDAY CONVENIENCE, AND THERE IS A SMALL GARAGE FOR STORAGE PLUS A LARGE DRIVEWAY PROVIDING AMPLE PARKING.

UPSTAIRS, THE MAIN BEDROOM IS A DOUBLE WITH EN-SUITE AND BUILT-IN WARDROBES. TWO FURTHER DOUBLE BEDROOMS ALSO BENEFIT FROM BUILT-IN WARDROBES, WHILE THE FOURTH DOUBLE BEDROOM OFFERS FLEXIBLE USE AS A GUEST ROOM OR HOME OFFICE. THE FAMILY BATHROOM INCLUDES BOTH A SEPARATE SHOWER AND BATH.

THE HOME FORMS PART OF A POPULAR STORY HOMES DEVELOPMENT IN RYTON, WELL PLACED FOR NEARBY SCHOOLS AND LOCAL AMENITIES, INCLUDING SHOPS, CAFÉS AND SERVICES IN THE VILLAGE CENTRE. FAMILIES WILL APPRECIATE ACCESS TO LOCAL PARKS AND RIVERSIDE WALKS ALONG THE TYNE. REGULAR BUS SERVICES CONNECT RYTON WITH NEWCASTLE AND GATESHEAD, WITH JOURNEYS INTO NEWCASTLE CITY CENTRE TYPICALLY AROUND 30-40 MINUTES, MAKING COMMUTING STRAIGHTFORWARD WHILE ENJOYING A QUIETER RESIDENTIAL SETTING.

The accommodation:

Entrance:
Composite door, storage and radiator.

WC:
Low level wc, wash hand basin and radiator.

Lounge: 15'11" 4.85m x 11'9" 3.58m
UPVC window and radiator.

Kitchen Diner: 24'11" 7.59m x 9'11" 3.02m
Bi folding doors, fitted with a range of matching wall and base units with granite work surfaces above incorporating one and a half bowl sink unit, integrated five burner gas hob, grill, oven, dishwasher, fridge freezer and vertical anthracite radiator.

Boot Room:
Part garage conversion, utility area, plumbed for washing machine and built in storage.

First Floor Landing:
UPVC window.

Bedroom One: 13'5" 4.09m x 11'9" 3.58m
UPVC window, built in wardrobes and radiator.

En Suite:
UPVC window, large walk in rainfall shower, vanity wash hand basin, low level wc, part tiled and heated towel rail.

Bedroom Two: 12'1" 3.68m x 9'4" 2.84m
UPVC window, fitted wardrobes and radiator.

Bedroom Three: 13'6" 4.12m x 9'4" 2.84m
UPVC window, fitted wardrobes and radiator.

Bedroom Four: 10'1" 3.07m x 8'2" 2.48m
UPVC window and radiator.

Bathroom:

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

Externally:

To the rear of the property there is an enclosed garden with a Pergola, patio and decked area and a log burner. To the front there is a driveway providing off street parking leading to;

Garage:

Small garage for storage only.

PRIMARY SERVICES SUPPLY

Electricity: MAINS
Water: MAINS
Sewerage: MAINS
Heating: MAINS
Broadband: FIBRE
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

COUNCIL TAX BAND: E
EPC RATING: TBC

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"DoubleClick Insert Picture"
EPC RATING



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.

