



Hill Rise, Crawcrook, Ryton

£350,000 Offers in Region Of

MICHELLE ROPER

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Hill Rise

Crawcrook, Ryton NE40 4UL

Rare to the Market, For Sale is this superbly appointed 4 Bedroom, 2 Reception, Extended Detached House on Hill Rise in the sought after location on the Kepier Chare Estate, Ryton. Offering Entrance Hallway, Lounge, Dining Room, Kitchen, Utility, Family Room and Garage to the Ground Floor with First Floor offering Master Bedroom with en-suite, Bedrooms 2, 3 & 4 and Family Bathroom.

Externally the property has a well maintained South West facing garden to rear and to the front benefits from a paved driveway leading to Single Integral Garage.

Situated within Ryton the property is a short distance away from local amenities, including coffee shops, restaurants and Co-op. The property is situated for good public transport and road links.

Early Viewing is Highly recommended

Price: £350,000 Offers in Region Of



Entrance Vestibule

Through the double glazed door of this beautifully appointed Detached House we enter into the Vestibule. Ahead a door provides access to the Lounge. The room features double glazed windows to front and side elevations, two storage cupboards and benefits from wood floor underfoot.

Lounge 3.67m x 5.55m leading to 3.20m x 2.54m

Situated to the front of the property is the light and airy L-Shaped Lounge. Ahead an open spindle carpeted staircase provides access to first floor accommodation. A double glazed window looks to front elevation underneath which sits a double radiator. The room features a coal effect fire with marble surround and hearth. To the rear of the Lounge is a versatile space currently utilised for home crafts and computing. To the right oak and glass double doors lead to the Dining Room. The room features carpet underfoot.

Dining Room 2.96m x 2.93m

The Dining Room is centrally situated with oak and glass double doors leading from Lounge. The room features a storage cupboard and double radiator. To the left a square arch opening leads to family room and Kitchen and ahead a door provides access to the Ground Floor WC.

WC 1.92m x 0.98m

Conveniently situated off the Dining room, the ground floor WC consists of white two piece suite comprising of low level WC and vanity style hand wash basin, the room features a single radiator, recessed spotlighting and wood floor underfoot.



Family Room 2.87m x 5.76m

The Family room is a welcomed addition to the property, this beautiful space occupies the rear of the property with double French doors leading to private rear garden and Velux windows providing ample light. Conveniently situated off the Kitchen and Dining room, the space features a multi fuel burning stove, recessed spotlighting and wood flooring underfoot.

Kitchen 2.88m x 4.68m

The Kitchen is situated to the rear of the property and benefits from a range of Grey high gloss wall and base units with complementary over-top work-surfaces leading to an inset stainless steel sink with drainer and mixer tap which sits beneath a double glazed window to rear. The Kitchen benefits from integrated appliances including electric double oven, gas hob with overhead extractor hood and dishwasher. A square arch opening provides access to the family room and to the right is a walkway leading to Utility area and Integral Garage beyond. The room features a vertical radiator, recessed spotlights to ceiling and wood flooring underfoot.

Utility 2.17m x 2.64m

Situated off the Kitchen, the utility area is plumbed for automatic washing machine with space for tumble dryer. The room features wood flooring underfoot and ahead a door provides access to the integral Garage.

Garage 5.32m x 2.94m

The integral Garage features an up and over door with electrics and lighting. The room is spacious for a car or additional storage and features an outdoor tap ideal for maintenance of the front driveway. A single internal door leads to utility area.



First Floor Landing

The open spindle galleried landing provides access to Master Bedroom, Bedrooms 2, 3 & 4 and Family Bathroom. The Landing features a single radiator and carpet underfoot.

Master Bedroom 6.98m x 3.60m

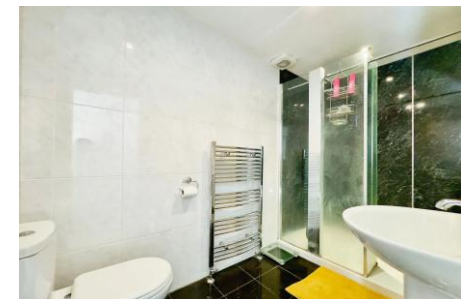
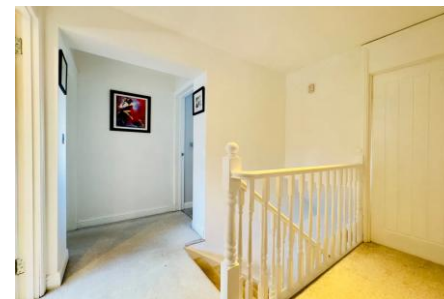
The Master Bedroom is a dual aspect room. Double glazed windows look to front and rear elevation, underneath which sit double radiators. Formally two bedrooms this spacious room features fitted robes, a spacious store cupboard and carpet underfoot.

Bedroom 2 4.86m x 3.96m

Bedroom 2 is situated to the rear of the property, two Velux windows look to rear elevation, The room features a walk in wardrobe and ensuite shower room and benefits from a double radiator and carpet underfoot.

En-Suite Shower Room 2.71m x 1.36m

The Shower-room consists of a three piece suite comprising of a double shower cubicle with overhead power shower and glass door, a pedestal wash hand basin with chrome mixer tap and low level WC . The room features a chrome heated towel radiator, recessed spotlights to ceiling and tiled floor underfoot



Bedroom 3 3.82m x 2.48m

Bedroom 3 is situated to the front of the property and features a double glazed window to front elevation, underneath which sits a double radiator. The room features carpet underfoot.

Bedroom 4 2.56m x 2.56 m

Bedroom 4 is a single room to the front of the property. A double glazed window looks to front elevation, underneath which sits a single radiator. The room features a built in double door wardrobe and carpet underfoot.

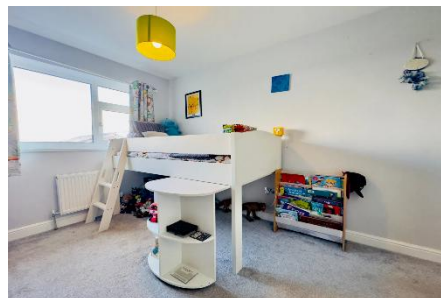
Family Bathroom 1.66m x 2.58m

The Bathroom consists of a three piece suite comprising of a P-shaped bath with overhead power shower and glass door, a walnut vanity unit housing hand basin with chrome mixer tap and low level WC . A double glazed opaque window looks to rear elevation and the room features a chrome heated towel radiator, recessed spotlights to ceiling and tiled floor underfoot

Externally

To the front of the property is a spacious paved driveway leading to integral garage. A gate to the right provides access to the rear garden.

To the rear, the garden is South West facing enjoying sunshine through to evening and benefits from a fenced boundary, to the left, steps lead from the family room to a paved area of Italian porcelain, an ideal area for outdoor dining. To the right is laid mainly to lawn with mature shrub border. The garden features a shed, security light and outside tap.



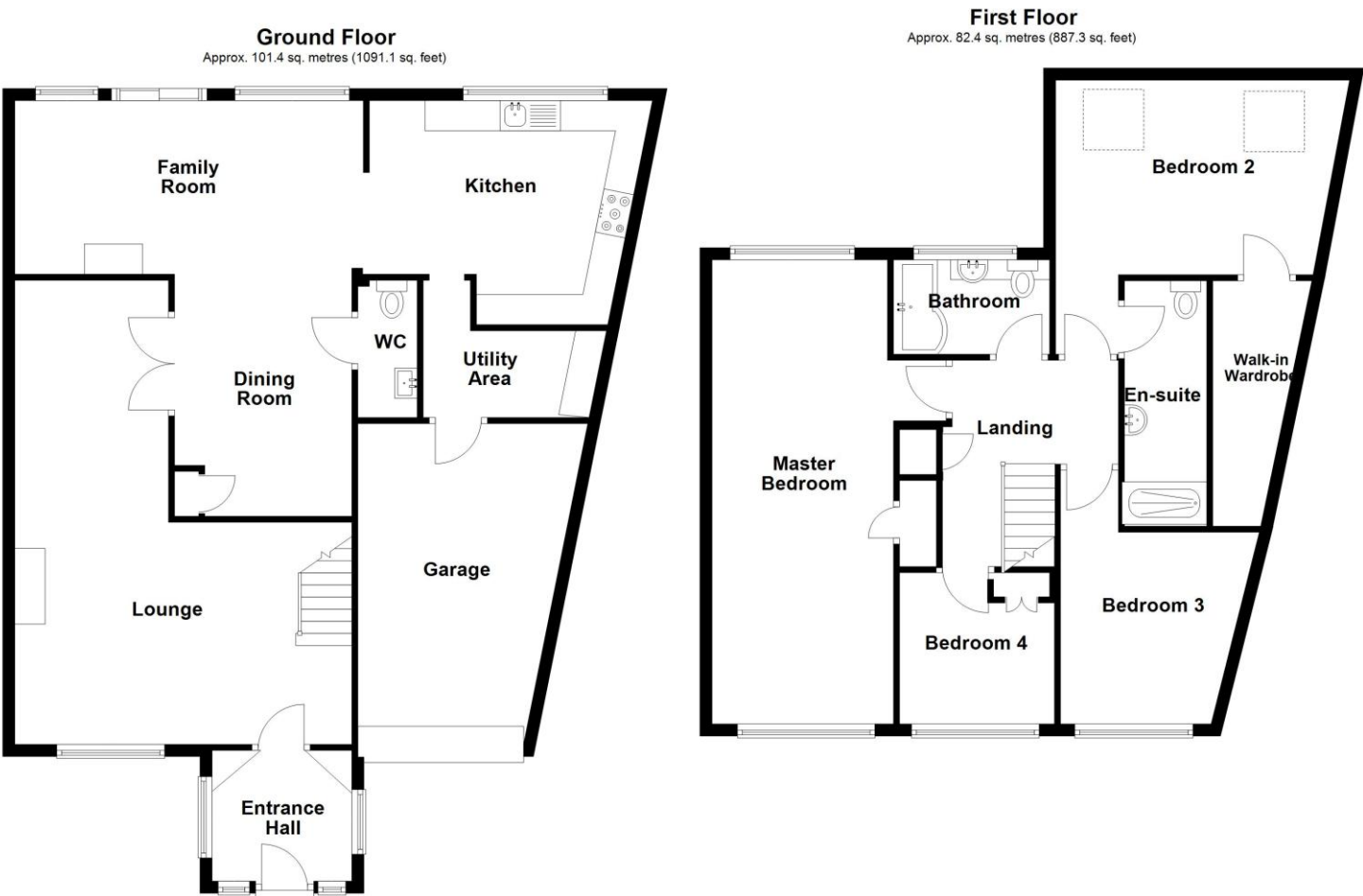
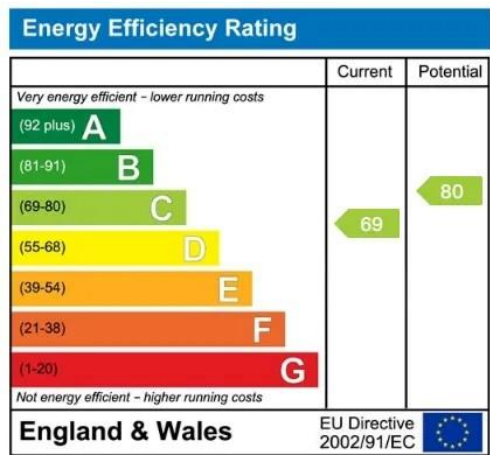
Floor Plan & EPC

Approximate Gross Internal Area

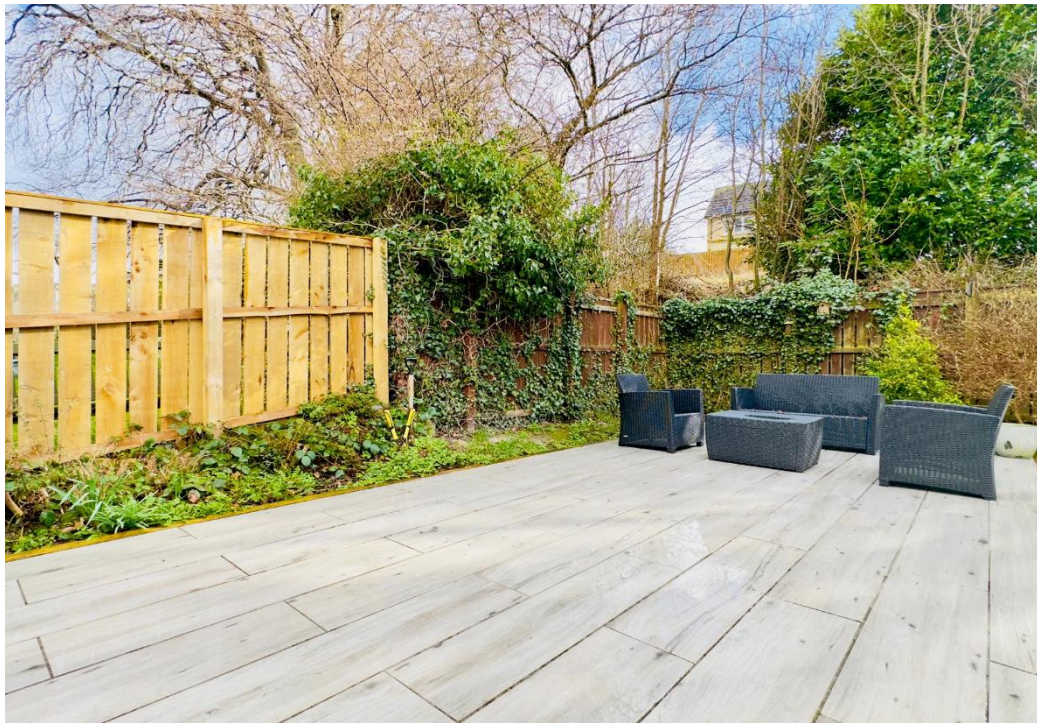
Ground Floor 101.4 sq. metres / 1091.1 sq. feet

First Floor 82.4 sq. metres / 887.3 sq. feet

Total 183.8 sq. metres / 1978.3 sq. feet



Total area: approx. 183.8 sq. metres (1978.3 sq. feet)





Local Authority
Gateshead Council

Council Tax
E

Tenure
Freehold

Disclaimer

These particulars are not to form part of a Sale Contract owing to the possibility of errors and/or omissions. Prospective purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels and other items not mentioned are specifically excluded unless otherwise agreed within the Sale Contract documentaries or left in situ and gratis upon completion. The property is also sold subject to rights of way, public footpaths, easements, wayleaves, covenants and any other matters which may affect the legal title. The Agent has not formally verified the property's structural integrity, ownership, tenure, acreages, estimated square footage, planning/building regulations status or the availability/operation of services and/or appliances. Therefore prospective purchasers are advised to seek validation of all the above matters prior to expressing any formal intent to purchase.

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