



Brockwell Place

Crawcrook

- Four Bedroom Detached
- Kitchen Diner
- En Suite to Master Bedroom
- Rear Garden
- Double Driveway & Garage

£ 375,000



0191 413 1313
2 Grange Road, Ryton, NE40 3LT

ROOK
MATTHEWS
SAYER

www.rookmatthewssayer.co.uk
ryton@rmsestateagents.co.uk

6 Brockwell Place

Crawcrook, NE40 4FH

THIS STUNNING DETACHED HOUSE THAT IS IN AN IMMACULATE CONDITION AND READY FOR YOU TO MOVE IN AND START MAKING MEMORIES.

THE HOUSE FEATURES A SPACIOUS RECEPTION ROOM WITH LARGE WINDOWS THAT FLOOD THE SPACE WITH NATURAL LIGHT. THERE'S PLENTY OF ROOM FOR THE WHOLE FAMILY TO RELAX AND ENJOY. THE OPEN-PLAN KITCHEN IS A DREAM FOR ANY HOME COOK, COMPLETE WITH INTEGRATED APPLIANCES, A USEFUL UTILITY ROOM AND STYLISH BI-FOLD DOORS THAT LEAD OUT TO THE GARDEN. IT'S THE PERFECT SPACE FOR ENTERTAINING OR SIMPLY ENJOYING A FAMILY MEAL.

THIS HOME OFFERS FOUR GENEROUSLY SIZED BEDROOMS. THE MASTER BEDROOM IS A REAL TREAT, BOASTING AN EN-SUITE AND BUILT-IN WARDROBES. THE SECOND BEDROOM ALSO BENEFITS FROM BUILT-IN WARDROBES, WHILE THE REMAINING TWO ARE DOUBLE-SIZED AND OFFER AMPLE SPACE FOR COMFORT AND RELAXATION.

THE BATHROOM IS WELL-APPOINTED WITH A HEATED TOWEL RAIL AND THE LUXURY OF A SEPARATE SHOWER AND BATH, PROVIDING THE BEST OF BOTH WORLDS.

ONE OF THE STANDOUT FEATURES OF THIS PROPERTY IS THE LARGE, SOUTH-FACING GARDEN, PERFECT FOR THOSE SUNNY DAYS. THE PROPERTY ALSO BENEFITS FROM A DOUBLE DRIVEWAY AND GARAGE, PROVIDING PLENTY OF OFF-STREET PARKING.

SITUATED IN A SOUGHT-AFTER LOCATION WITH NEARBY SCHOOLS AND PARKS, THIS HOME IS IDEAL FOR FAMILIES LOOKING FOR A FRIENDLY COMMUNITY SETTING. THIS IS A HOUSE THAT YOU'LL LOVE TO CALL HOME!

Entrance:
Composite door to the front, under stairs storage and radiator.

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

Lounge: 16'10" 5.13m plus bay x 11'0" 3.35m
UPVC bay window and radiator.

Kitchen Diner: 21'6" 6.55m x 10'7" 3.22m
UPVC window, Bi-fold doors, fitted with a range of matching wall and base units with work surfaces above incorporating one and a half bowl sink unit with drainer, integrated five burner induction hob, double oven, fridge freezer, dishwasher, dining space and radiator.

Utility Room:
Composite door with access to garage, fitted with a range of base units, plumbed for washing machine and radiator.

First Floor Landin:
Storage.

Bedroom One: 13'3" 4.04m plus robes x 11'0" 3.35m
UPVC bay window to the front, fitted wardrobes and radiator.

En Suite:
UPVC window, shower, vanity wash hand basin, part tiled and heated towel rail.

Bedroom Two: 12'9" 3.89 plus robes x 8'2" 2.48m
UPVC window and radiator.

Bedroom Three: 11'8" 3.56m x 11'0" 3.35m
UPVC window and radiator.

Bedroom Four: 12'2" 3.71m x 7'7" 2.31m
UPVC window and radiator.

Bathroom wc:
UPVC window, bath with shower, low level wc, vanity wash hand basin and part tiled.

Externally:
To the rear of the property there is a South Facing garden with a levelled lawn and patio. To the front there is a double driveway providing off street parking leading to a garage.

PRIMARY SERVICES SUPPLY

Electricity: MAINS
Water: MAINS
Sewerage: MAINS
Heating: MAINS
Broadband: FIBRE
Mobile Signal Coverage Blackspot: NO
Parking: DRIVEWAY

MINING

The property is not known to be on a coalfield and not known to be directly impacted by the effect of other mining activity. The North East region is famous for its rich mining heritage and 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: E

EPC RATING: B

RY00006237.VS.EW.22.05.2025.V.1.



Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B	83 B	
69-80	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.

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.

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