



Weatherby Avenue | Crawcrook | NE40 4FF

**OIEO £390,000**



4



1



2

**DETACHED HOUSE**

**FOUR BEDROOMS**

**UPGRADED KITCHEN**

**BOOT ROOM**

**EN SUITE TO MASTER**

**DRIVEWAY**

**REAR GARDEN**

**VIEWING ADVISED**

**RMS** | Rook  
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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: B

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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		

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**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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