



Cloverhill Drive, Ryton, Tyne And Wear, NE40 4TG

A Stylish Three Bedroom Detached Home! Situated on the sought after Cloverhill Drive, Crawcrook, this attractive three bedroom detached home offers well presented accommodation, ideal for modern family living. The ground floor features a welcoming entrance porch, lounge with shelved bay window, and an open plan kitchen/diner leading to a conservatory and enclosed rear garden, perfect for entertaining! Upstairs are three bedrooms and a white suite family bathroom. Externally, the property further benefits from an attached garage, multi-car driveway and gardens to both front and rear. A wonderful family home in a popular location, simply not to be missed out on! EPC Rating D.



BEAUTIFULLY PRESENTED!

Garden

Spacious Detached Family Home

Garage & Driveway

Three Bedrooms

EPC Rating D

Offers Over £240,000

Lounge 14' 4" x 10' 9" (4.36m x 3.27m) Max

A well lit lounge with feature bay window overlooking the front garden and street area.

Kitchen/Diner 14' 3" x 11' 5" (4.34m x 3.47m) Max

An open plan kitchen/dining area with space for white goods and access to the conservatory.

Conservatory 10' 7" x 8' 2" (3.23m x 2.50m)

A lovely conservatory perfect for a host of various uses, with direct access to enclosed rear garden.

Bedroom 1 13' 9" x 8' 2" (4.18m x 2.50m) Max**Bedroom 2 11' 7" x 8' 8" (3.54m x 2.64m) Max****Family Bathroom 8' 8" x 5' 8" (2.65m x 1.72m)**

Features a white modern suite consisting of W/C, Wash Basin and Walk In Shower.

Bedroom 3 7' 10" x 6' 4" (2.38m x 1.93m) Max**Garage 17' 2" x 8' 11" (5.22m x 2.72m)**

Please note this is an approximate sizing- measurements have not been taken from within the garage.

Externally

To the front of the home there is a lovely front garden area with multi vehicle driveway and attached garage. To the rear, access from both the conservatory and side gate is a patio and lawned garden ideal for entertaining and family life.

Additional Information

Council tax band C. EPC Rating D. We understand this property is freehold. Mobile phone coverage and broadband availability: <https://checker.ofcom.org.uk/> Coal mining: The North East has a widespread coal mining heritage and many properties are built within the vicinity of historic coal mining. We have not been made of aware of any specific issues with this property. Your conveyancer may carry out a coal mining search.

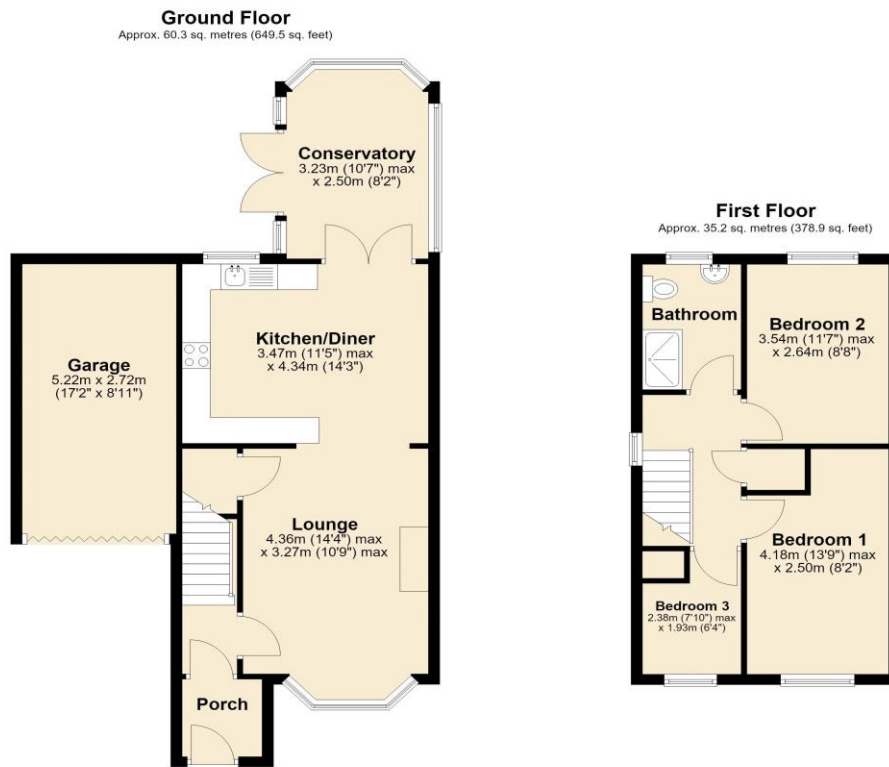
Important Not To Purchasers

We have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. The measurements are a guide to prospective buyers only and are not precise. We have not carried out a structural survey and the services, appliances and fittings have not been tested by us. If you require any further information, please contact us.



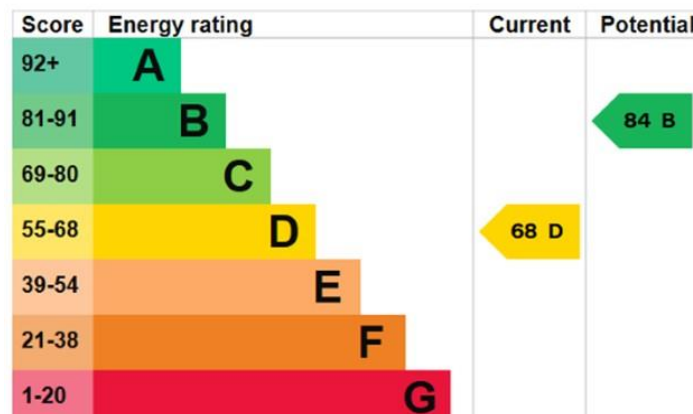


Floorplan



Total area: approx. 95.5 sq. metres (1028.4 sq. feet)

EPC Graph (full EPC available on request)



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