



## Clara View, Crawcrook, Tyne And Wear, NE40 4QD

Living Local is delighted to welcome this stunning four bed detached house on the ever popular Clara View! To the first floor there is an open plan kitchen/diner with garden access, spacious lounge, play room and white suite W/C. To the first floor there are four good sized bedrooms, the master benefiting from its own en-suite and a separate main family bathroom. Externally this wonderful home features an attached garage with EV charger and generously sized enclosed rear garden ideal for entertaining. If you are looking for a special home, then Clara View is simply not to be missed out on! EPC Rating B.



**Beautifully Presented Detached Home**

**Garage & Driveway**

**Four Bedrooms**

**Garden**

**Lovely Outlook**

**EPC Rating C.**

**£320,000**

**Lounge 15' 3" x 11' 2" (4.64m x 3.41m)**

A lovely lounge with patio door access to the rear garden.

**Kitchen/Diner 17' 11" x 8' 1" (5.45m x 2.47m)**

An open plan kitchen/diner with a range of signature wall and base units for storage. This family room also benefits from patio door access to the garden making it an ideal dining space any time of year.

**W/C 6' 3" x 3' 7" (1.91m x 1.08m)**

White suite W/C and Wash Basin.

**Playroom 9' 7" x 7' 8" (2.91m x 2.34m)**

The playroom features a pleasant outlook to the front of the house with green areas and neighbouring farm.

**Bedroom 1 14' 5" x 11' 1" (4.40m x 3.39m) Max**

Benefits from its own en-suite and wardrobe storage.

**En-Suite 7' 6" x 6' 3" (2.28m x 1.91m)**

Features a white suite walk in shower, W/C and wash basin.

**Bedroom 2 14' 7" x 8' 8" (4.44m x 2.63m) Max****Bedroom 3 11' 8" x 8' 1" (3.56m x 2.46m)****Family Bathroom 7' 11" x 6' 4" (2.42m x 1.93m)**

The main bathroom benefits from a white suite bath with overhead shower, W/C and wash basin.

**Bedroom 4 10' 6" x 8' 10" (3.20m x 2.69m)****Garage 16' 6" x 8' 4" (5.02m x 2.53m)**

The garage is currently utilised for storage and a gym. To the side of the garage the vendors have also installed an EV charging point.

**Externally**

There is an attached garage and guest parking available on street. To the rear is spacious lawned garden ideal for entertaining, with additional composite decking area.

**Additional Information**

Council tax band E. EPC Rating B. 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 aware of any specific issues with this property. Your conveyancer may carry out a coal mining search.

**Important Note To Purchasers**

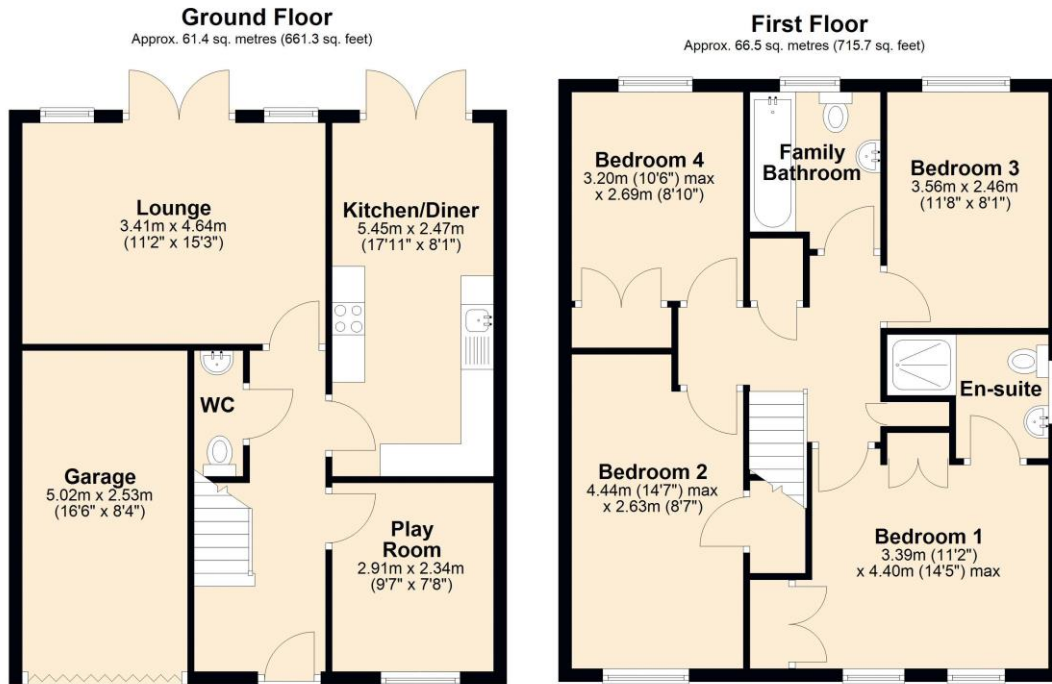
We have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. The measurements are a guide to prospective buyers only and are not precise. We have not carried out a structural survey and the services,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





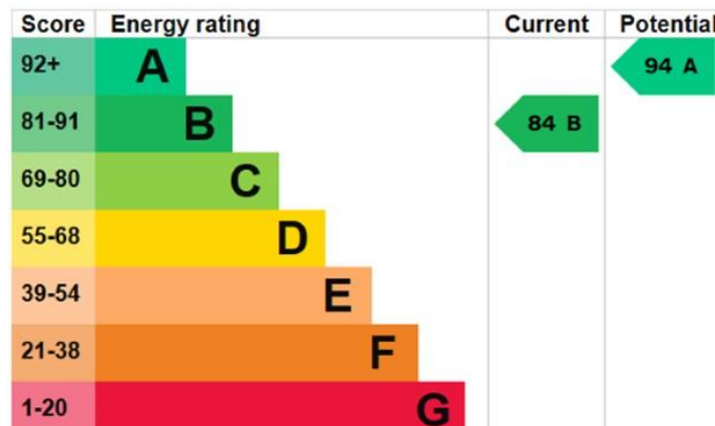


# Floorplan



Total area: approx. 127.9 sq. metres (1377.0 sq. feet)

## EPC Graph (full EPC available on request)



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