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NORTH VIEW, CLARA VALE, RYTON, NE40

Offers Over £249,995

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Substantial three-bedroom end-terrace home, thoughtfully extended and well maintained, located in the rural village of Clara Vale, on the edge of Ryton in Tyne & Wear.

The property is arranged over two floors and offers versatile accommodation including a generous ground floor room suitable as a bedroom or reception space, a shower room, and a spacious utility with Velux windows. Beyond this, the original part of the house provides a bright open-plan kitchen, dining and living area with a fireplace and French doors to the garden. On the first floor are two good-sized bedrooms served by a family bathroom, while externally there is extensive outdoor space with uninterrupted countryside views.

Situated in the peaceful and secluded village of Clara Vale, the home is surrounded by countryside and is within walking distance of the shops, amenities and schools of nearby Ryton and Crawcrook. The area benefits from strong community facilities including a village hall, recreation ground and local nature reserve, regular bus services and easy access to Wylam train station and the A69 for travel towards Newcastle, Carlisle and beyond, making it appealing to families and commuters alike

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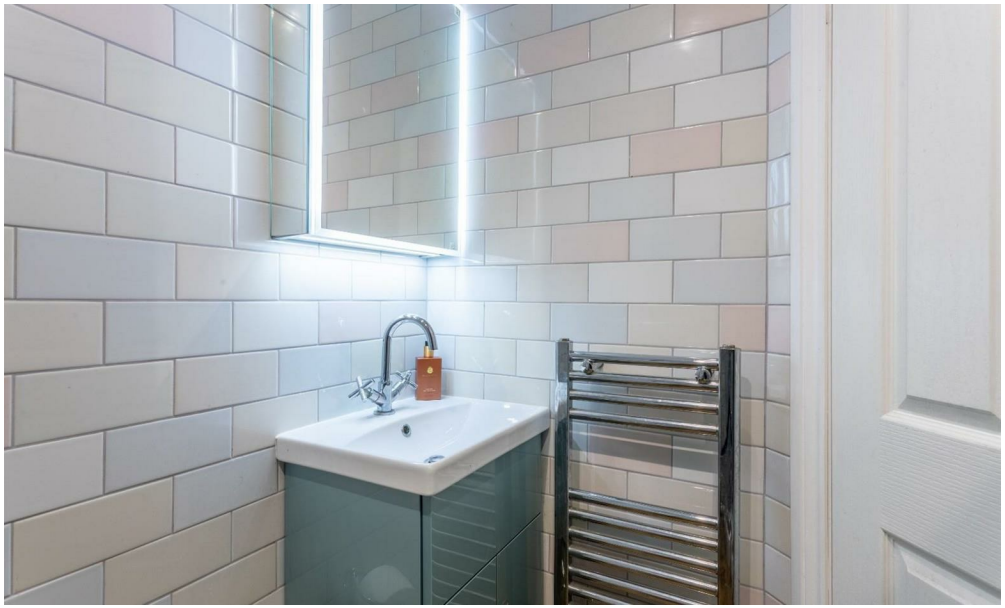
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The internal accommodation comprises: an entrance porch providing access into a generous ground floor room positioned to the left, which offers flexibility for use as a bedroom or an additional reception space. This part of the extension further benefits from a shower room and a spacious utility room, enhanced by Velux windows and providing a practical link through to the original part of the property.

Beyond the utility room is an excellent open-plan kitchen, dining, and living area, forming the main hub of the home with a feature open grate working fireplace. This bright and welcoming space features a fireplace and French doors opening out to the garden. The kitchen itself is well proportioned and fitted with a ceramic sink and mixer tap, a range of integrated appliances, American fridge/freezer, and a useful storage cupboard retaining original doors, with newly fitted tiles. The décor throughout the property has been thoughtfully considered and is well maintained.

Stairs lead up to the first floor, where there are two generously sized bedrooms. The principal bedroom enjoys lovely open views across the valley, with the removal of the chimney breast creating a particularly spacious and impressive room. The second bedroom benefits from large built-in wardrobes. Both bedrooms are served by a family bathroom fitted with a bath and an overhead shower.

Externally, the property occupies an enviable position within the village and enjoys uninterrupted countryside views. The garden is of a generous size and incorporates a summer house and a bin store, while on-street parking is available to the front of the property.





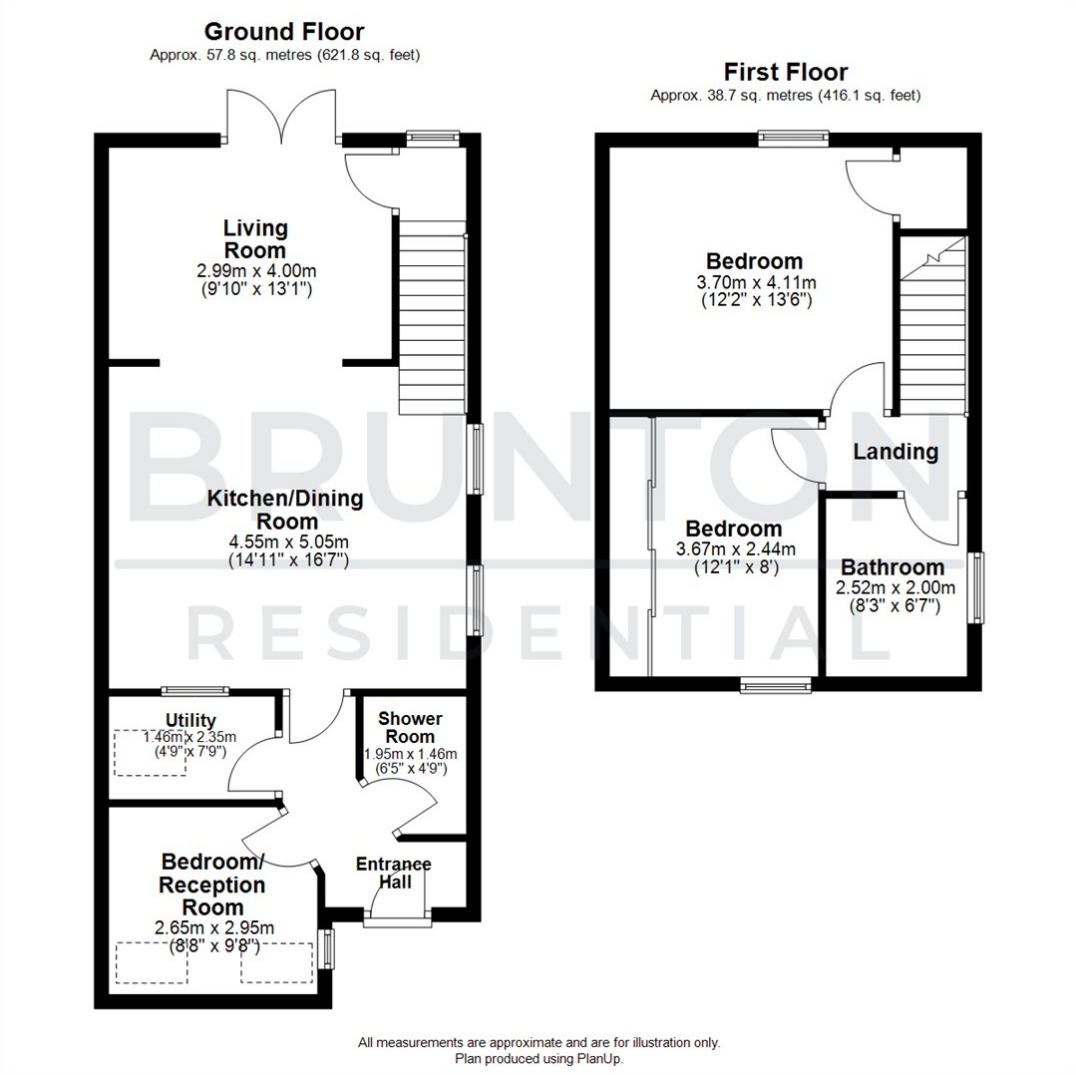
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TENURE : Freehold

LOCAL AUTHORITY : Gateshead CC

COUNCIL TAX BAND : A

EPC RATING : D



All measurements are approximate and are for illustration only.
Plan produced using PlanUp.



