



Cloverhill Drive Crawcrook

- Detached House
- Four Bedrooms
- Two Reception Rooms
- Shower Room & Bathroom
- Driveway & Garden

OIRO £ 300,000



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12 Cloverhill Drive

Crawcrook, NE40 4TG

PRESENTING THIS IMMACULATE DETACHED HOUSE FOR SALE, AN EXEMPLARY REPRESENTATION OF CONTEMPORARY LIVING, IDEAL FOR FAMILIES. THIS PROPERTY BOASTS A GENEROUS LAYOUT WITH WELL-PROPORTIONED SPACES, INCLUDING FOUR BEDROOMS, TWO BATHROOMS, AND TWO RECEPTION ROOMS.

THE HOUSE FEATURES A TOTAL OF FOUR BEDROOMS, THREE OF WHICH ARE DOUBLE-SIZED, AND THE FOURTH A SINGLE. ONE OF THE ROOMS ADDITIONALLY BENEFITS FROM BUILT-IN WARDROBES, PROVIDING AMPLE STORAGE SPACE. THE PROPERTY'S TWO BATHROOMS HAVE BEEN CAREFULLY DESIGNED TO CREATE A SENSE OF INDULGENCE, WITH THE FIRST HOUSING A FREE-STANDING BATH AND A STYLISH SHOWER ROOM FITTED WITH A REFRESHING RAIN SHOWER.

THE HEART OF THE HOME IS CERTAINLY THE MODERN OPEN-PLAN KITCHEN. RECENTLY REFURBISHED, IT IS EQUIPPED WITH MODERN APPLIANCES AND ALSO INCLUDES A SEPARATE UTILITY ROOM, PROMISING CONVENIENCE AND FUNCTIONALITY. THE KITCHEN SEAMLESSLY BLENDS INTO THE FAMILY ROOM, WHICH HAS BEEN EXTENDED AND FEATURES A COSY LOG BURNER, PERFECT FOR FAMILY GATHERINGS AND ENTERTAINMENT.

THE LIVING ROOM, IS BRIGHT AND AIRY, THANKS TO THE LARGE WINDOWS THAT ALLOW AN ABUNDANCE OF NATURAL LIGHT TO FLOOD IN. OUTSIDE, THE PROPERTY BENEFITS FROM A LARGE DRIVEWAY AND A SOUTH-FACING REAR GARDEN, PERFECT FOR THOSE ENJOYABLE SUMMER DAYS.

WITH PUBLIC TRANSPORT LINKS, NEARBY SCHOOLS, AND LOCAL AMENITIES WITHIN EASY REACH, THIS PROPERTY GUARANTEES CONVENIENCE IN A FAMILY-FRIENDLY ENVIRONMENT. THIS HOUSE IS A SPLENDID BLEND OF COMFORT, STYLE, AND PRACTICALITY, OFFERING AN EXCELLENT OPPORTUNITY FOR A FAMILY LOOKING FOR THEIR DREAM HOME.

Porch:

Composite door to the front and radiator.

Lounge: 14'3" 4.34m max x 14'3" 4.34m

UPVC bow window to the front, open plan staircase and two radiators.

Dining Room: 20'5" 6.22m x 14'1" 4.29m

Extended. UPVC door, Two UPVC windows, three skylights, log burner, solid wood flooring and open plan to;

Kitchen: 11'5" 3.48m x 7'7" 2.31m

UPVC window, fitted with a range of matching wall and bas units with work surfaces above incorporating sink and drainer, electric hob, double oven, integrated fridge, dishwasher and breakfast bar.

Utility Room:

Plumbed for washing machine and access to storage/garage.

First Floor Landing:

Cupboard and loft access.

Bedroom One: 13'8" 4.17m max x 8'2" 2.48m max

UPVC window and radiator.

Bedroom Two: 11'4" 3.45m x 8'2" 2.48m

UPVC window and radiator.

Bedroom Three: 12'8" 3.86m plus radiator x 7'7" 2.31m

UPVC window, wardrobe and radiator.

Bedroom Four: 7'9" 2.39m x 5'9" 1.75m

UPVC window and radiator.

Shower Room:

UPVC window, walk in shower, vanity wash hand basin, low level wc, part tiled and heated towel rail.

Bathroom:

Bath, vanity wash hand basin, low level wc, part tiled and heated towel rail.

Externally:

There is a driveway to the front providing off street parking for multiple cars and to the rear an enclosed garden.

PRIMARY SERVICES SUPPLY

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: MAINS

Broadband: FIBRE

Mobile Signal Coverage Blackspot: NO

Parking: DRIVEWAY & GARAGE

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: C

EPC RATING: C

RY00006949.VS.EW.23.10.2024.V.1.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	74 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.

16 Branches across the North-East

