



Hexham Old Road Ryton

This incredibly well presented Detached bungalow occupies a very large plot in this much sought after location. The property has been tastefully extended with stylish living spaces and spacious bedrooms. The property comprises a spacious entrance hall with fitted storage. There is a family living room with a log burner as a focal point, the perfect place to relax after a hard day at work. Leading from the living room is a large kitchen with shaker style units and some integrated appliances. There is a fantastic garden room and snug area which is the ideal space for socialising. There are two bedrooms on the ground floor, one with an En suite shower room. There is also a stylish bathroom on the ground floor, meaning this property could be used for single story living. Upstairs there is an impressive master bedroom with an array of fitted storage and a large En-suite shower room. There is also a second bedroom on this level. There is a utility space with access to the back garden which come sin handy as a prep area for outdoor cooking in the warm months. What is really special about this property is the superb outside space it has to offer, with a selection of different seating areas along with a bar and BBQ station, this garden has a lot to offer and allows you to follow the sun throughout the day. There is a garden room, currently used as a gym, garage with electric car charger and driveway for multiple vehicles. This property simply must be viewed to be appreciated. Call us now to arrange a viewing and avoid disappointment

£550,000

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THIS INCREDIBLY WELL PRESENTED DETACHED BUNGALOW OCCUPIES A VERY LARGE PLOT IN THIS MUCH SOUGHT AFTER LOCATION. THE PROPERTY HAS BEEN TASTEFULLY EXTENDED WITH STYLISH LIVING SPACES AND SPACIOUS BEDROOMS. THE PROPERTY COMPRISES A SPACIOUS ENTRANCE HALL WITH FITTED STORAGE. THERE IS A FAMILY LIVING ROOM WITH A LOG BURNER AS A FOCAL POINT, THE PERFECT PLACE TO RELAX AFTER A HARD DAY AT WORK. LEADING FROM THE LIVING ROOM IS A LARGE KITCHEN WITH SHAKER STYLE UNITS AND SOME INTEGRATED APPLIANCES. THERE IS A FANTASTIC GARDEN ROOM AND SNUG AREA WHICH IS THE IDEAL SPACE FOR SOCIALISING. THERE ARE TWO BEDROOMS ON THE GROUND FLOOR, ONE WITH AN EN SUITE SHOWER ROOM. THERE IS ALSO A STYLISH BATHROOM ON THE GROUND FLOOR, MEANING THIS PROPERTY COULD BE USED FOR SINGLE STORY LIVING. UPSTAIRS THERE IS AN IMPRESSIVE MASTER BEDROOM WITH AN ARRAY OF FITTED STORAGE AND A LARGE EN-SUITE SHOWER ROOM. THERE IS ALSO A SECOND BEDROOM ON THIS LEVEL. THERE IS A UTILITY SPACE WITH ACCESS TO THE BACK GARDEN WHICH COME SIN HANDY AS A PREP AREA FOR OUTDOOR COOKING IN THE WARM MONTHS. WHAT IS REALLY SPECIAL ABOUT THIS PROPERTY IS THE SUPERB OUTSIDE SPACE IT HAS TO OFFER, WITH A SELECTION OF DIFFERENT SEATING AREAS ALONG WITH A BAR AND BBQ STATION, THIS GARDEN HAS A LOT TO OFFER AND ALLOWS YOU TO FOLLOW THE SUN THROUGHOUT THE DAY. THERE IS A GARDEN ROOM, CURRENTLY USED AS A GYM, GARAGE WITH ELECTRIC CAR CHARGER AND DRIVEWAY FOR MULTIPLE VEHICLES. THIS PROPERTY SIMPLY MUST BE VIEWED TO BE APPRECIATED. CALL US NOW TO ARRANGE A VIEWING AND AVOID DISAPPOINTMENT.

The accommodation:

Entrance:

Composite door into large hallway, tiled floor, fitted storage and vertical radiator.

Utility Area:

UPVC window, UPVC door to the garden, fitted with a range of matching wall and base units with work surfaces above incorporating sink and drainer, preparation area for outdoor cooking.

Hallway:

UPVC door into hallway and radiator.

Lounge: 16'7" 5.05m x 12'3" 3.73m

UPVC window, log burner with surround and radiator.

Kitchen: 12'4" 3.76m x 11'2" 3.40m

UPVC window, fitted with a range of matching wall and base units with solid wood work surfaces above incorporating Belfast sink unit, five burner gas hob with extractor hood, integrated fridge freezer, integrated dishwasher and open plan to;

Dining Room: 13'11" 4.24m x 10'5" 3.18m

UPVC windows, UPVC French doors to garden, solid wood flooring, radiator and open plan to;



Snug: 11'11" 3.63m x 9'10" 2.99m
Two UPVC windows and radiator.

Bedroom Three: 11'0" 3.35m plus recess x 10'9" 3.28m
Two UPVC windows, fitted wardrobes and radiator.

En Suite:
UPVC window, large walk in shower, vanity wash hand basin, low level wc, part tiled and radiators.

Bedroom Four: 11'4" 3.45m x 8'8" 2.64m max
UPVC window and radiator.

Bathroom:
UPVC window, bath with shower over, low level wc, pedestal wash hand basin, part tiled and heated towel rail.

Stairs to First Floor Landing:

Bedroom Two: 9'5" 2.87m x 8'9" 2.67m plus recess
Two skylights, fitted wardrobes and radiator.

Bedroom One: 15'5" 4.70m x 15'4" 4.67m
UPVC window, fitted wardrobes and radiator.

En Suite:
UPVC window, large walk in shower, low level wc, vanity wash hand basin, fully tiled and heated towel rail.

Externally:
There are steps down to a private front garden with landscaped areas and lawn.

There is an extremely large rear garden with decking, patio area, a bar and BBQ area.

Summer House:
UPVC French doors, power and lighting.

Garage:
There is parking for multiple cars providing off street parking leading to a garage with an electric car charger, power and lighting.

PRIMARY SERVICES SUPPLY

Electricity: MAINS
Water: MAINS
Sewerage: MAINS
Heating: MAINS
Broadband: FIBRE
Mobile Signal Coverage Blackspot: NO
Parking: DRIVEWAY

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: D

EPC RATING: D

RY00006689.VS.EW.30.01.2024.V.1.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	59 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

