



Burnaby Drive Ryton

- Semi Detached House
- Three Bedrooms
- Conservatory
- Two Reception Rooms
- Gardens, Driveway & Garage

OIEO £ 280,000



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11 Burnaby Drive

Ryton, NE40 3BN

THIS EXTENDED SEMI-DETACHED HOUSE, SET WITHIN A SOUGHT AFTER CUL-DE-SAC LOCATION, OFFERS A SUPERB OPPORTUNITY FOR FAMILIES SEEKING SPACIOUS AND VERSATILE LIVING ACCOMMODATION. THE PROPERTY IS CONVENIENTLY POSITIONED NEAR SCHOOLS AND LOCAL AMENITIES, MAKING IT AN EXCELLENT CHOICE FOR FAMILY LIFE.

THE WELCOMING ENTRANCE HALL LEADS TO A GENEROUS RECEPTION ROOM, FEATURING LARGE WINDOWS AND A FIREPLACE, CREATING A LIGHT-FILLED SPACE IDEAL FOR RELAXING OR ENTERTAINING. THE KITCHEN, COMPLETE WITH DINING SPACE AND UTILITY ROOM, PROVIDES PLENTY OF ROOM FOR FAMILY MEALS AS WELL AS PRACTICAL DAY-TO-DAY LIVING.

THIS HOME BENEFITS FROM A SEPARATE DINING ROOM, ALLOWING FOR FLEXIBLE LIVING ARRANGEMENTS, AND A CONSERVATORY THAT OPENS OUT ONTO THE LARGE SOUTH-FACING REAR GARDEN—PERFECT FOR ENJOYING THE WARMER MONTHS AND OUTDOOR ENTERTAINING.

UPSTAIRS, THERE ARE THREE DOUBLE BEDROOMS, EACH OFFERING COMFORTABLE ACCOMMODATION. THE PRIMARY BEDROOM IS ENHANCED BY BUILT-IN WARDROBES AND BOASTS THE ADDED LUXURY OF AN EN-SUITE SHOWER ROOM. THE MAIN BATHROOM IS FITTED WITH A SHOWER OVER THE BATH, CATERING TO FAMILY NEEDS.

OUTSIDE, THE PROPERTY BENEFITS FROM A GARAGE AND DRIVEWAY PROVIDING AMPLE PARKING. THE IMPRESSIVE LARGE SOUTH-FACING GARDEN OFFERS PLENTY OF OUTDOOR SPACE FOR CHILDREN TO PLAY OR FOR GARDENING ENTHUSIASTS.

OVERALL, THIS FAMILY HOME COMBINES GENEROUS ROOM SIZES AND FLEXIBLE LIVING SPACES WITH A PRIME CUL-DE-SAC LOCATION, MAKING IT A MUST-SEE FOR THOSE SEEKING A CONVENIENT AND COMFORTABLE LIFESTYLE.

Entrance:
UPVC door, under stairs storage and radiator.

Lounge: 16'1" 4.90m x 13'0" 3.96m into alcove
UPVC window to the front, electric fire with surround and radiator.

Dining Room: 19'11" 6.07m max x 9'5" 2.87m
UPVC window and radiator.

Conservatory: 12'11" 2.94m x 8'8" 2.64m
UPVC conservatory and radiator.

Kitchen: 5'4" 1.62m x 7'10" 2.39m
Two UPVC windows, composite door to the garden, fitted with a range of matching wall and base units with work surface above incorporating sink with drainer, integrated electric hob and double oven, dishwasher, freezer and vertical radiator.

Utility Room:
UPVC window, fitted with wall and base units incorporating stainless steel sink unit with drainer, plumbed for washing machine, low level wc and radiator.

First Floor Landing:

Bedroom One: 15'8" 4.78m into bay x 9'8" 2.95 plus robes
UPVC bay window to the front, fitted wardrobes and radiator.

Shower Room:
UPVC window, shower, wash hand basin, low level wc, fully tiled and radiator.

Bedroom Two: 11'8" 3.56m x 10'8" 3.25m
UPVC window and radiator.

Bedroom Three: 16'6" 5.03m x 7'10" 2.39m
Two UPVC windows and radiator.

Bathroom wc:
UPVC window, bath, low level wc, wash hand basin, storage and heated towel rail.

Externally:
To the rear of the property there is a large South facing garden. To the front there is a driveway providing off street parking for two cars leading to a garage.

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

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	66 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.

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