



Bute Villa

RYTON, NE40 4LF

ROOK
MATTHEWS
SAYER

Fine LIVING



4 BEDROOMS
2 BATHROOMS
3 RECEPTION ROOMS

OFFERS IN EXCESS OF
£450,000

Stunning scenic semi-detached home

Nestled on a sought after Lane, just outside of Ryton is Greenside Road, with stunning countryside views and walks but still having the benefit of transport and road links to Newcastle, local amenities and schools, this is the perfect location for families. Colour and design runs throughout this property making it stand out from the crowd, feeling homely and stylish you have to view this property to appreciate the styling.





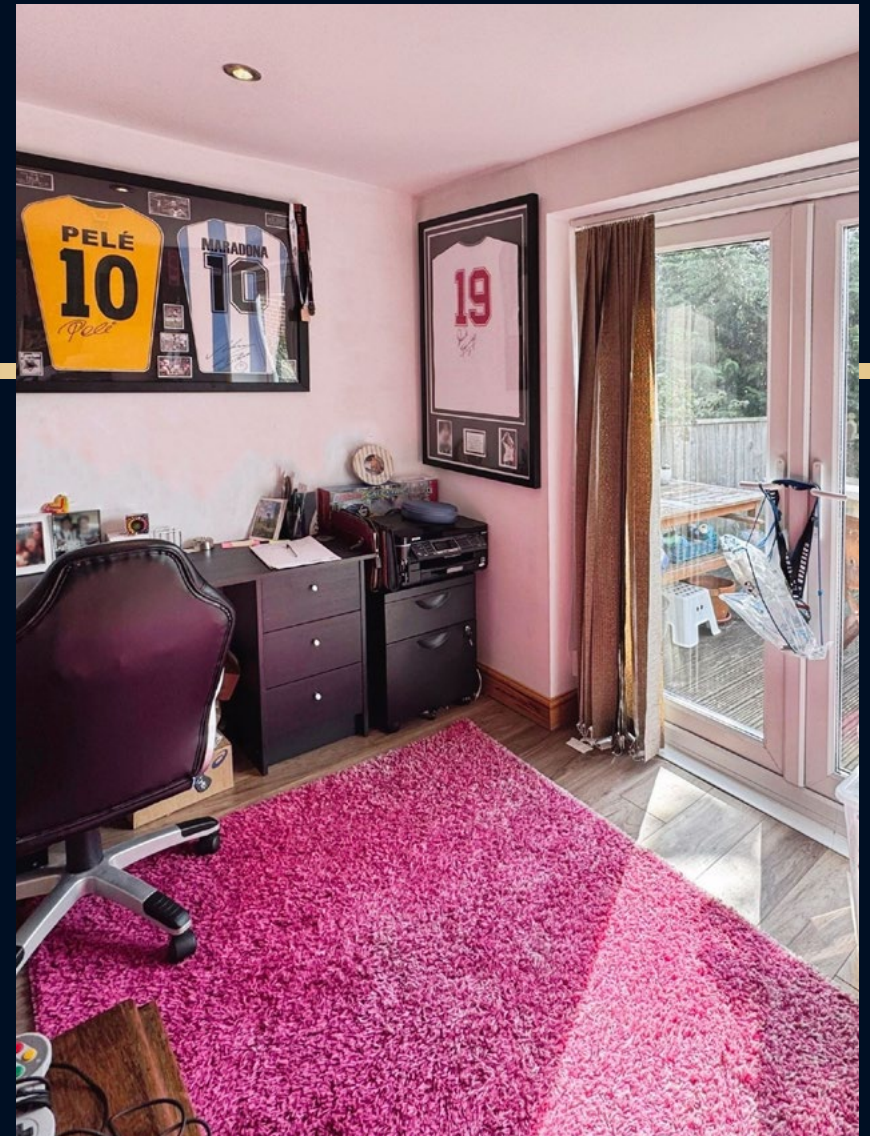
Impressive living and dining rooms

With an impressive leafy entrance the property offers off street parking. There is a handy entrance porch for coats and shoes which leads on to an impressive family room, perfect for enjoying evenings in front of the log burner. This fantastic home offers versatile living space with a separate area for dining and another large reception area which could be used as a play room or whatever your family needs are. The dining space offers Bi-folding doors which open on to decking veranda allowing for a great blend of indoor outdoor living.



Tranquil office space

An office space makes for the perfect working from home spot, a tranquil space with French doors overlooking the mature gardens. The Kitchen offers a country cottage feel, with impressive island, the perfect spot to enjoy a glass of wine with friends, or to show off your culinary expertise. Leading from the kitchen is a separate utility room and handy WC.





Spacious bedrooms & bathroom

Upstairs the master suite is a haven you can escape to after a hard day at work, with its own En-suite shower room, finished to the highest standard. Two further double bedrooms allow for enough space for the whole family, a real treat comes in the third bedroom with a stunning terrace with far reaching views, the perfect spot to enjoy breakfast. There is a further single bedroom. The superb family bathroom feels like stepping in to Club Tropicana and it just works, with polished brass fixtures and pops of colour this is a bathroom that will get people talking.

A stand out master suite

Outside is where this property really wows, from the decked veranda you can cook BBQ's until your heart is content, socialise with friends and family and overlook your vast garden.



Stunning garden & paddock

The garden leads through mature plants, shrubs, apple and plum trees on to a very impressive paddock. You have to see it to believe it, with the potential to keep animals, set up your own football team or just enjoy the fantastic wildlife – this will make jaws drop.



Property Description

Porch:

UPVC porch to the front, wooden door to;

Hallway:

Radiator.

WC:

Low level wc, vanity wash hand basin, storage, tiled floor and panelled walls.

Lounge (16'10" / 5.13m into alcove x 12'8" / 3.86m):

Three UPVC windows, log burner and radiator.

Kitchen: 13'9" / 4.19m max x 12'10" / 3.91m:

Fitted with a range of matching wall and base units with work surfaces above incorporating Belfast sink unit, integrated gas hob, double electric oven, Kitchen island, fireplace and radiator.

Utility Room:

Fitted with wall and base units incorporating sink with drainer, plumbed for washing machine and electric heater.

Dining Room: 10'10" / 3.30m x 9'1" / 2.77m :

Bifold doors, open plan to second living space and radiator.

Second Lounge: 18'7" / 5.66m x 11'3" / 3.43m

UPVC window, UPVC door and radiator.

Office: 11'3" / 3.43m x 6'8" / 2.03m:

UPVC French doors to the rear and radiator.

First Floor Landing:

UPVC window, storage and radiator.

Bedroom One: 15'0" / 4.57m x 10'1" / 3.07m:

UPVC window and radiator.

En Suite:

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

Bedroom Two: 11'7" / 3.53m x 9'9" / 2.97m:

UPVC French doors, access to balcony and radiator.

Bedroom Three: 11'2" 3.40m x 10'1" 3.07m:

UPVC windows, two built in cupboards and radiator.

Bedroom Four: 11'2" / 3.40m x 6'10" / 2.08m:

Two UPVC windows and radiator.

Bathroom WC:

Bath with rainfall shower, low level wc, wash hand basin, storage, part tiled and heater.

Externally:

To the front of the property there is a garden and a driveway providing off street parking with a car port. To the rear there is a large garden and a paddock.

PRIMARY SERVICES SUPPLY

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: MAINS

Broadband: FIBRE

Mobile Signal Coverage Blackspot: NO

Parking: DRIVEWAY

Mining: The North East region is famous for its rich mining heritage and therefore it will be beneficial to conduct a mining search. 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: TBC

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Floor Plans



For more information please contact our branch today via:

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