



Ryelea | Longhoughton | NE66 3DE

£416,500

Set on a generous plot in a peaceful cul-de-sac near Sugar Sands beach, this detached two-bedroom bungalow offers spacious, light-filled living with excellent garden and parking, and presents the potential to match the ambition of any buyer from basic updating to substantial expansion.

For those seeking coastal tranquility close to village amenities the location cannot be surpassed.

ROOK
MATTHEWS
SAYER

**x 2****x 1****x 1****DETACHED TWO BEDROOM BUNGALOW****GENEROUS PLOT****SINGLE GARAGE AND DRIVEWAY****UPDATING OPPORTUNITY****NO CHAIN****FREEHOLD**

For any more information regarding the property please contact us today

8 Ryelea, Longhoughton NE66 3DE

Introducing this detached bungalow for sale, ideally positioned on a quiet cul-de-sac and set within a generous size plot. With its tranquil setting near Sugar Sands beach, this property presents a rare opportunity for those seeking coastal living within reach of local amenities, scenic walking and cycling routes, and the renowned Running Fox artisan café.

The bungalow boasts an open-plan reception room, featuring large windows that bathe the space in natural light and offer delightful garden views. This central living area seamlessly connects to the garden, making it perfect for indoor-outdoor living and entertaining.

The accommodation comprises two spacious double bedrooms, each benefiting from built-in wardrobes, providing ample storage and a comfortable, peaceful retreat. The bathroom is finished with a modern four-piece suite, including a double shower cubicle for added convenience.

Outside, the property excels with outstanding features, including multi-vehicle parking and a single garage, ideal for homeowners or guests. The extensive garden is complemented by a dedicated patio seating area, offering an inviting space to host gatherings alfresco while enjoying the tranquil surroundings.

The property presents a fantastic opportunity to personalise, modernise or enlarge to the home of your dreams. Subject to consents extending the footprint and creating rooms in the loft space could provide accommodation approaching 3000sqft. Its proximity to Sugar Sands beach and village amenities ensures a lifestyle of ease and leisure, making it particularly ideal for retirees seeking a serene yet well-connected setting or families wishing to live away from the hustle and bustle of working city life.

Working from home is facilitated by high speed 200mb Fibre Broadband. Requiring updating, this property presents a fantastic opportunity to personalise and modernise the home to your taste. Its proximity to Sugar Sands beach and village amenities ensures a lifestyle of ease and leisure, making it particularly ideal for retirees seeking a serene yet well-connected setting.

Viewings are highly recommended to appreciate the spacious plot and the endless potential this bungalow has to offer.

PORCH 4' 0" x 3'2" (1.47m x 0.96m)

UPVC double-glazed entrance door and windows | Wood panelled ceiling | Glazed door to hall

HALL

Radiator | Loft access hatch | Cloaks cupboard | Coving to ceiling | Doors to bedrooms, open-plan living/dining room, bathroom, and kitchen

OPEN-PLAN LIVING/DINING ROOM 20' x 13'4" (6.09m x 4.06m) max, narrowing to 10'1

UPVC double-glazed sliding patio doors and window to garden | Fireplace incorporating a living flame effect gas fire | Coving to ceiling | Radiator

KITCHEN 13'1" x 8'8" (3.98m x 2.64m)

Fitted cabinets incorporating; single drainer sink, integrated electric hob, integrated double-oven, integrated under-counter fridge

Wall-mounted central heating boiler | Radiator | Part-tiled walls | UPVC double-glazed window to rear | Door to hall and garage



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BEDROOM ONE 11'9" x 11'5" (3.58m x 3.48m)

UPVC double-glazed window to front | Fitted wardrobes, dressing table, and chest of drawers with matching bedside cabinets | Radiator

BEDROOM TWO 11'11" x 10'2" (3.63m x 3.10m)

UPVC double-glazed window to front | Radiator | Fitted wardrobes | Coving to ceiling

BATHROOM

Bath | Close-coupled W.C. | Pedestal wash-hand basin | Double shower cubicle with mains digital shower | Fitted cabinet | Radiator | Fully-tiled walls | Extractor fan | Coving to ceiling | Radiator

GARAGE 29'7" x 9'4" (9.01m x 2.84m)

Remote controlled Everest Up & over garage door | Light & power points | Plumbing for washing machine | Window | External door to rear garden | W.C. | Pull-down ladder to mezzanine storage area

W.C.

Low-level W.C. | Wash-hand basin | Single-glazed window

MEZZANINE STORAGE 13'6 with restricted head height x 9'11 (4.11m x 3.02m)

Boarded level with access to eaves and door to main attic space | Double-glazed Velux window

EXTERNALLY

Fenced rear garden mainly laid to lawn | Patio areas | Side Garden with greenhouse, the other side has ample space before reaching the property border creating a huge potential footprint for an expansion project | Flower, tree & shrub borders | Tarmac drive at the front providing space for multi-vehicle parking | Planted bed with mature bushes and shrubs

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains gas

Broadband: Fibre to premises

Mobile Signal Coverage Blackspot: Some issues depending on network, easily overcome by enabling Wi-Fi calling

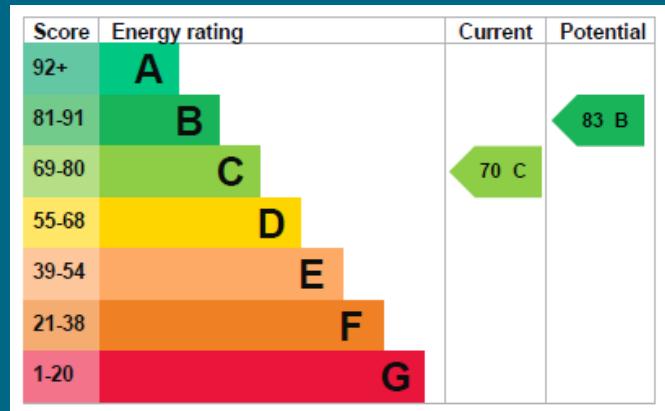
Parking: Garage and driveway; 5 to 6 cars can be accommodated

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: D**EPC RATING: C**

AL009138/DM/CM/11.09.25/V3/07012026 price amended



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Floor Plan

Floor area 96.7 sq.m. (1,041 sq.ft.)

Total floor area: 96.7 sq.m. (1,041 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

AL009138 VERSION 1

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