



Constable Close | Ryton | NE40 3JT

£350,000



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DETACHED FAMILY HOME

SOUGHT AFTER LOCATION

WESTERLY FACING GARDEN

DOUBLE DRIVEWAY

GARAGE

TWO RECEPTION ROOMS

CONSERVATORY

NO ONWARD CHAIN

RMS | Rook
Matthews
Sayer

THIS FOUR-BEDROOM DETACHED HOUSE IS FOR SALE IN RYTON, OFFERING ACCOMMODATION SUITED TO FAMILIES SEEKING A PRACTICAL LAYOUT IN A SOUGHT AFTER ESTATE.

THE GROUND FLOOR FEATURES TWO RECEPTION ROOMS, INCLUDING A LIVING ROOM WITH LARGE WINDOWS AND A FIREPLACE, AND A SEPARATE DINING ROOM. A CONSERVATORY PROVIDES ADDITIONAL LIVING SPACE AND ACCESS TO THE WESTERLY FACING GARDEN. THE KITCHEN INCLUDES A BREAKFAST AREA AND IS SUPPORTED BY A UTILITY ROOM. THERE IS ALSO A DOWNSTAIRS WC AND A DEDICATED OFFICE, OFFERING A DEFINED SPACE FOR HOME WORKING OR STUDY. A LARGE GARAGE AND DOUBLE DRIVEWAY PROVIDE OFF-STREET PARKING AND STORAGE.

UPSTAIRS, THE MAIN BEDROOM IS A DOUBLE WITH EN-SUITE FACILITIES AND BUILT-IN WARDROBES. A SECOND DOUBLE BEDROOM ALSO INCLUDES BUILT-IN WARDROBES, WHILE THE THIRD BEDROOM IS A FURTHER DOUBLE AND THE FOURTH A SINGLE. THE MAIN BATHROOM IS FULLY TILED.

RYTON IS LOCATED TO THE WEST OF NEWCASTLE UPON TYNE, WITH LOCAL AMENITIES AVAILABLE IN RYTON VILLAGE AND NEARBY CRAWCROOK, INCLUDING SHOPS, CAFÉS AND EVERYDAY SERVICES. LOCAL SCHOOLS IN THE AREA INCLUDE RYTON INFANT AND JUNIOR SCHOOLS AND THORP ACADEMY. NEARBY GREEN SPACES SUCH AS RYTON WILLOWS AND THE RIVER TYNE VALLEY OFFER WALKING ROUTES AND OUTDOOR RECREATION.

PUBLIC TRANSPORT IS AVAILABLE VIA LOCAL BUS SERVICES CONNECTING RYTON WITH NEWCASTLE CITY CENTRE AND SURROUNDING AREAS. FOR RAIL SERVICES, BLAYDON AND WYLAM STATIONS ARE ACCESSIBLE BY CAR, PROVIDING LINKS TO NEWCASTLE AND HEXHAM, WITH JOURNEY TIMES TO NEWCASTLE TYPICALLY AROUND 10-15 MINUTES FROM THESE STATIONS. ROAD CONNECTIONS VIA THE A695 AND A1 GIVE ACCESS ACROSS TYNESIDE AND BEYOND.

The accommodation:

Entrance:

Composite door to the front, storage and radiator.

Lounge: 15'6" 4.72m x 13'3" 4.04m

Three UPVC windows, electric fire with surround and two radiators.

Dining Room: 13'4" 4.06m x 9'10" 2.99m

UPVC French doors to the rear and radiator.

Conservatory: 12'2" 3.71m x 9'6" 2.74m

UPVC French doors to the garden, UPVC windows, UPVC door to the garden and solid roof.

Kitchen: 11'10" 3.61m x 11'8" 3.56m

UPVC window, fitted with a range of matching high gloss wall and base units with work surfaces above incorporating one and a half bowl sink unit with drainer, integrated electric oven and hob with grill, extractor hood, integrated dishwasher, Breakfast bar with storage and radiator.

Utility Room: 10'6" 3.20m x 8'8" 2.64m

UPVC window, UPVC door to the garage, access to garage, fitted with a range of matching wall and base units with work surfaces above incorporating one and a half bowl sink with drainer and plumbing for washing machine.

WC:

Low level wc, wash hand basin, part tiled and radiator.

Study: 8'9" 2.67m x 4'72" 1.44m

UPVC window and radiator.

First Floor Landing:
Airing cupboard.

Bedroom One: 13'6" 4.12m x 14'5" 4.39m

Two UPVC windows, fitted wardrobes and radiator.

En Suite:

Shower, low level wc, vanity wash hand basin, fully tiled and radiator.

Bedroom Two: 11'10" 3.61m x 9'7" 2.92m

UPVC window, fitted wardrobes with drawers, radiator.

Bedroom Three: 12'2" 3.72m x 8'4" 2.54m

UPVC window and radiator.

Bedroom Four: 8'8" 2.64m x 8'7" 2.62m

UPVC window and radiator.

Bathroom wc:

UPVC window, bath with shower, low level wc, vanity wash hand basin, bidet and fully tiled.

Externally:

To the rear of the property there is an enclosed Westerly facing garden. To the front there is a garden with a double driveway providing off street parking leading to;

Garage:

Large garage.

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: E

EPC RATING: TBC

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EPC WILL GO HERE

T: 0191 4131313

ryton@rmsestateagents.co.uk

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