



Brockwell Place | Ryton | NE40 4FH

OIEO £380,000



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SUPERB FAMILY HOME

SOUGHT AFTER LOCATION

DOUBLE DRIVE & GARAGE

ENCLOSED REAR GARDEN

MASTER WITH EN SUITE

KITCHEN FAMILY ROOM

WC & UTILITY ROOM

VIEWING ADVISED

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TUCKED AWAY IN A QUIET CUL-DE-SAC WITHIN THE SOUGHT AFTER FAIRFIELDS MANOR DEVELOPMENT BY STORY HOMES, THIS MODERN DETACHED HOME OFFERS SPACIOUS, PRACTICAL LIVING WELL SUITED TO FAMILY LIFE.

A BRIGHT ENTRANCE HALLWAY LEADS TO A GENEROUS LIVING ROOM RECENTLY INSTALLED WITH HERRINGBONE LVT. TO THE REAR, THE IMPRESSIVE OPEN-PLAN KITCHEN AND FAMILY ROOM OFFERS PLENTY OF SPACE FOR DINING AND UNWINDING. THE KITCHEN AREA HAS BEEN UPGRADED WITH A BREAKFAST BAR AND NEW COMPOSITE WORKTOPS, INTEGRATED AEG APPLIANCES, INCLUDING A GAS-ON-GLASS HOB GIVING A CLEAN, CONTEMPORARY FINISH.

BI-FOLD DOORS OPEN ONTO THE ENCLOSED REAR GARDEN, ARRANGED OVER TWO LEVELS, WITH PATIO AND LAWN TO THE UPPER SECTION AND A FURTHER AREA BELOW, PART OF WHICH IS SET UP AS A CHILDREN'S PLAY SPACE.

THE GROUND FLOOR ALSO INCLUDES A DOWNSTAIRS WC AND A SEPARATE UTILITY ROOM.

UPSTAIRS, A NOTABLY SPACIOUS LANDING PROVIDES ACCESS TO FOUR DOUBLE BEDROOMS INCLUDING A MAIN BEDROOM WITH EN-SUITE, ALONG WITH A FAMILY BATHROOM FEATURING BOTH A BATH AND SEPARATE SHOWER.

THE PROPERTY ALSO BENEFITS FROM A BOARDED LOFT WITH PULL-DOWN LADDER ACCESS, PROVIDING USEFUL ADDITIONAL STORAGE. OUTSIDE, THERE IS A DOUBLE DRIVEWAY, AN INTEGRAL GARAGE WITH AN ELECTRIC SHUTTER, AND A FRONT GARDEN.

LOCATED CLOSE TO LOCAL SHOPS, WELL-REGARDED SCHOOLS, TRANSPORT LINKS AND COUNTRYSIDE WALKS, THE PROPERTY IS WELL PLACED FOR BOTH CONVENIENCE AND OUTDOOR SPACE.

The accommodation:

Entrance Hallway:

Composite door to the front, under stairs storage, access to garage, tiled floor, radiator and French doors to;

Kitchen Diner: 24'11" 7.59m x 9'11" 3.02m

UPVC windows, Bi-folding doors, fitted with a range of high gloss matching wall and base units with Corian work surfaces above incorporating double sink unit with integrated drainer, integrated five burner gas hob, integrated microwave, double oven, fried freezer, dishwasher, wine cooler, Breakfast bar, dining space, tiled floor and radiator.

Lounge: 16'0" 4.88m x 11'9" 3.58m

UPVC window to the front, LVT flooring and radiator.

Utility Room:

UPVC window, fitted with matching base units incorporating sink unit and plumbing for washing machine.

WC:

Low level wc, wash hand basin and radiator.

First Floor Landing:

UPVC window, storage cupboard and access to boarded loft.

Bedroom One: 11'10" 3.61m x 11'6" 3.51m

UPVC window, fitted wardrobes and radiator.

En Suite:

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

Bedroom Two: 12'1" 3.68m x 9'3" 2.82m
UPVC window, fitted wardrobes and radiator.

Bedroom Three: 13'6" 4.12m x 9'3" 2.82m
UPVC window and radiator.

Bedroom Four: 10'0" 3.05m x 9'3" 2.82m
UPVC window and radiator.

Bathroom:

UPVC window, bath, large walk in rainfall shower, low level wc, vanity wash hand basin, part tiled and heated towel rail.

Externally:

To the rear of the property there is a levelled lawned garden with a patio area. To the front there is a garden with a driveway providing off street parking leading to;

Garage:

With an electric roller shutter.

PRIMARY SERVICES SUPPLY

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: MAINS

Broadband: FIBRE TO PREMISES

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.

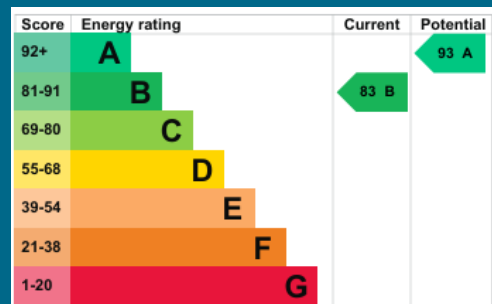
TENURE

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: B

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