

Grayling Way | Ryton | NE40 3BZ

£430,000

5 1 3

DETACHED FAMILY HOME

FIVE BEDROOMS

TWO EN SUITES

OPEN PLAN LIVING

BAY FRONTED LOUNGE

UTILITY ROOM

DOUBLE GARAGE

DRIVEWAY & REAR GARDEN

RMS | Rook Matthews Sayer

MILLER BUILT LARGER-STYLE FIVE BEDROOM DETACHED HOUSE IN RYTON, IDEALLY POSITIONED FOR FAMILIES SEEKING SPACE, PARKING AND ACCESS TO LOCAL AMENITIES.

THE GROUND FLOOR CENTRES AROUND A SUPERB OPEN-PLAN KITCHEN/LIVING/DINING ROOM, FITTED WITH CONTEMPORARY UNITS, BREAKFAST BAR AND INTEGRATED APPLIANCES, WITH WIDE DOORS OPENING TO THE UPGRADED REAR GARDEN. A SEPARATE BAY-FRONTED LOUNGE PROVIDES A COMFORTABLE SECOND LIVING SPACE. PRACTICAL TOUCHES INCLUDE A UTILITY ROOM AND DOWNSTAIRS WC.

UPSTAIRS ARE FIVE WELL-PROPORTIONED BEDROOMS, STYLED IN NEUTRAL DÉCOR WITH GOOD NATURAL LIGHT. THE MAIN AND A FURTHER BEDROOM BOTH BENEFIT FROM MODERN EN-SUITE SHOWER ROOMS, COMPLEMENTED BY A STYLISH FAMILY BATHROOM, ALL FINISHED TO A HIGH STANDARD. BUILT-IN STORAGE, INCLUDING A GENEROUS DRESSING AREA TO THE PRINCIPAL BEDROOM, HELPS KEEP THE HOUSE ORGANISED AND CLUTTER-FREE. THE PROPERTY REMAINS UNDER NHBC WARRANTY.

OUTSIDE, A BLOCK-PAVED DRIVEWAY PROVIDES OFF-STREET PARKING FOR AROUND FOUR CARS IN ADDITION TO A DOUBLE GARAGE. THE ENCLOSED REAR GARDEN HAS BEEN UPGRADED WITH LAWN AND PATIO AREAS, CREATING AN ATTRACTIVE SETTING FOR OUTDOOR DINING AND CHILDREN'S PLAY.

RYTON OFFERS A GOOD CHOICE OF LOCAL SHOPS, CAFÉS AND PUBS ALONG FRONT STREET, WITH PLEASANT WALKS AVAILABLE ALONG THE RIVER TYNE AND AT NEARBY RYTON WILLOWS LOCAL NATURE RESERVE. FAMILIES ARE WELL SERVED BY LOCAL PRIMARY AND SECONDARY SCHOOLS IN THE AREA. TRANSPORT LINKS ARE CONVENIENT, WITH REGULAR BUS SERVICES TOWARDS NEWCASTLE AND HEXHAM, AND ACCESS BY CAR TO THE A1 AND A69 FOR COMMUTING ACROSS TYNESIDE AND BEYOND.

The accommodation:

Hallway:
Composite door to the front, half paneling, stairs to first floor and radiator.

Lounge: 16'5" 5.00m x 13'4" 4.06m
Double glazed box bay window to the front and radiator.

Family/Dining Room: 18'1" 5.50m x 13'4" 4.06m
Two double glazed windows to the rear, double glazed French doors to the rear, paneling, LVT flooring, two radiators and open plan to;

Kitchen: 13'9" 4.20m x 9'2" 2.80m
Double glazed window to the rear, fitted with a range of matching wall and base units with work surfaces above incorporating double sink with drainer, integrated electric oven, induction hob, extractor hood, microwave and door to;

Utility Room: 8'3" 1.90m x 5'9" 1.75m
Double glazed window to the rear, composite door to the side, plumbed for washing machine, radiator and door to;

WC:
Double glazed UPVC window to the side, push button wc, pedestal wash hand basin and radiator.

First Floor Landing:
Loft ladder providing access to a partially boarded loft with shelving, storage cupboard housing boiler and radiator.

Bedroom One: 14'10" 4.53m x 13'3" 4.05m
Double glazed window to the front, paneling and radiator.

En Suite:
Double glazed window to the side, walk in shower cubicle, push button wc, floating wash hand basin, extractor and radiator.

Dressing Room:
Double glazed UPVC window to the front and radiator.

Bedroom Two: 13'0" 3.95m x 9'10" 3.00m
Double glazed UPVC window to the rear, paneling and radiator.

En Suite:
Double glazed window to the side, walk in shower cubicle, push button wc, floating wash hand basin, extractor and radiator.

Bedroom Three: 14'0" 4.26m x 8'2" 2.50m
Double glazed UPVC window to the rear, paneling and radiator.

Bedroom Four: 12'8" 3.85m x 9'6" 2.90m
Double glazed UPVC window to the front and radiator.

Bedroom Five: 10'2" 3.10m x 9'7" 2.92m
Double glazed UPVC window to the rear and radiator.

Bathroom wc: 8'9" 2.67m x 6'5" 1.95m
Double glazed UPVC window to the side, paneled bath, shower cubicle, push button wc, floating wash hand basin and radiator.

Externally:
There is a garden to the rear. To the front there is a garden with a driveway providing off street parking for four cars leading to;

Double Garage:
With up and over door, power and fitted shelving.

PRIMARY SERVICES SUPPLY
Electricity: MAINS
Water: MAINS
Sewerage: MAINS
Heating: MAINS
Broadband: FIBRE TO PREMISES
Mobile Signal Coverage Blackspot: No
Parking: DRIVEWAY

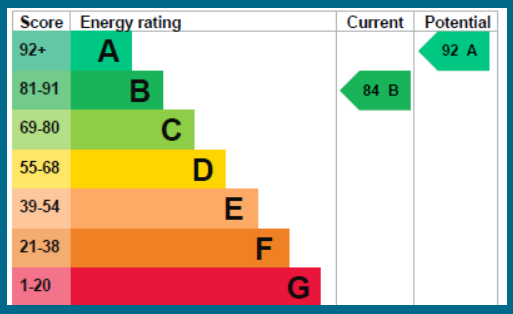
MINING
The North East region is famous for its rich mining heritage and therefore it will be beneficial to conduct a mining search. Confirmation should be sought from a conveyancer as to its effect on the property, if any.

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

Agents Note:
Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

COUNCIL TAX BAND: E
EPC RATING: B

RY00007656.DG.EW.13.11.2026.V.2.



T: 0191 4131313
ryton@rmsestateagents.co.uk

RMS | Rook Matthews Sayer








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

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.

The Property Ombudsman

T: 0191 4131313
ryton@rmsestateagents.co.uk

RMS | Rook Matthews Sayer