

# GILMORE ESTATES

Property Sales & Lettings



## Grayling Way , Ryton, NE40 3BZ

Situated on Grayling Way, Ryton, this stunning detached house, built in 2023, offers a perfect blend of modern living and comfort. Spanning an impressive 1,389 square feet, this property boasts four spacious double bedrooms, making it an ideal home for families or those seeking extra space.

The heart of the house is the dining kitchen, which provides ample space for family meals and entertaining guests. Adjacent to the kitchen, a convenient utility room adds practicality to daily life. The ground floor also features a well-appointed cloak/W.C. The master bedroom is a complete with an en suite bathroom that offers a touch of luxury. The family bathroom serves the additional bedrooms, providing comfort and convenience for all.

Outside, the property is complemented by a single garage, perfect for secure parking or additional storage. The enclosed rear garden offers a private outdoor space, ideal for relaxation, gardening, or entertaining during the warmer months. This home benefits from excellent road links to Newcastle, the airport, and the Metro Centre, making it a prime choice for commuters and those who enjoy easy access to city amenities.

**£349,950**

# Grayling Way

, Ryton, NE40 3BZ



- DETACHED HOUSE
- UTILITY ROOM
- GARAGE, PARKING AND ENCLOSED GARDEN
- FOUR DOUBLE BEDROOMS
- ENSUITE TO MAIN BEDROOM
- GOOD ROAD LINKS
- DINING KITCHEN/ FAMILY ROOM
- GROUND FLOOR CLOAKS

## ENTRANCE HALL

17'8" x 6'6" (5.40 x 2.00)

## CLOAKS/W.C

6'1" x 4'11" (1.86 x 1.50)

## LOUNGE

10'6" x 16'2" (3.21 x 4.95)

## DINING KITCHEN/ FAMILY ROOMBEDROOM FOUR

27'7" x 10'1" (8.42 x 3.09)

## UTILITY ROOM

5'2" x 6'0" (1.59 x 1.85)

## FIRST FLOOR LANDING

12'0" x 3'6" (3.68 x 1.08)

## BEDROOM ONE

16'8" x 14'4" (5.10 x 4.37)

## ENSUITE

5'1" x 8'9" (1.57 x 2.68)

## BEDROOM TWO

11'3" x 10'6" (3.45 x 3.21)

## BEDROOM THREE

10'9" x 14'11" (3.29 x 4.56)

## BEDROOM FOUR

9'7" x 12'4" (2.93 x 3.77)

## BATHROOM

5'6" x 7'3" (1.68m x 2.21m)

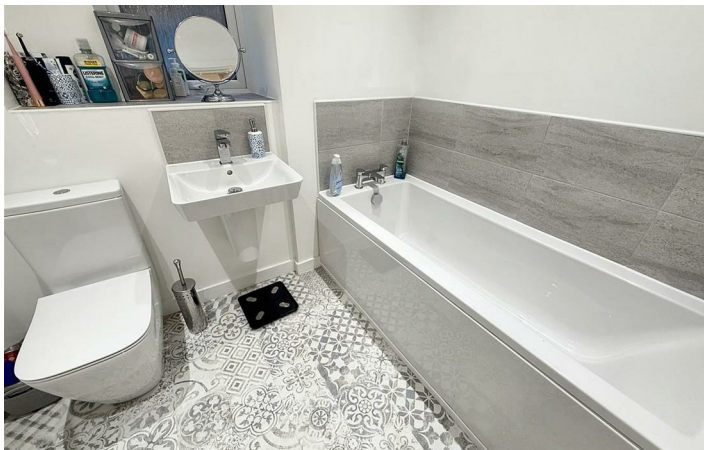
## GARAGE

## EXTERNALLY



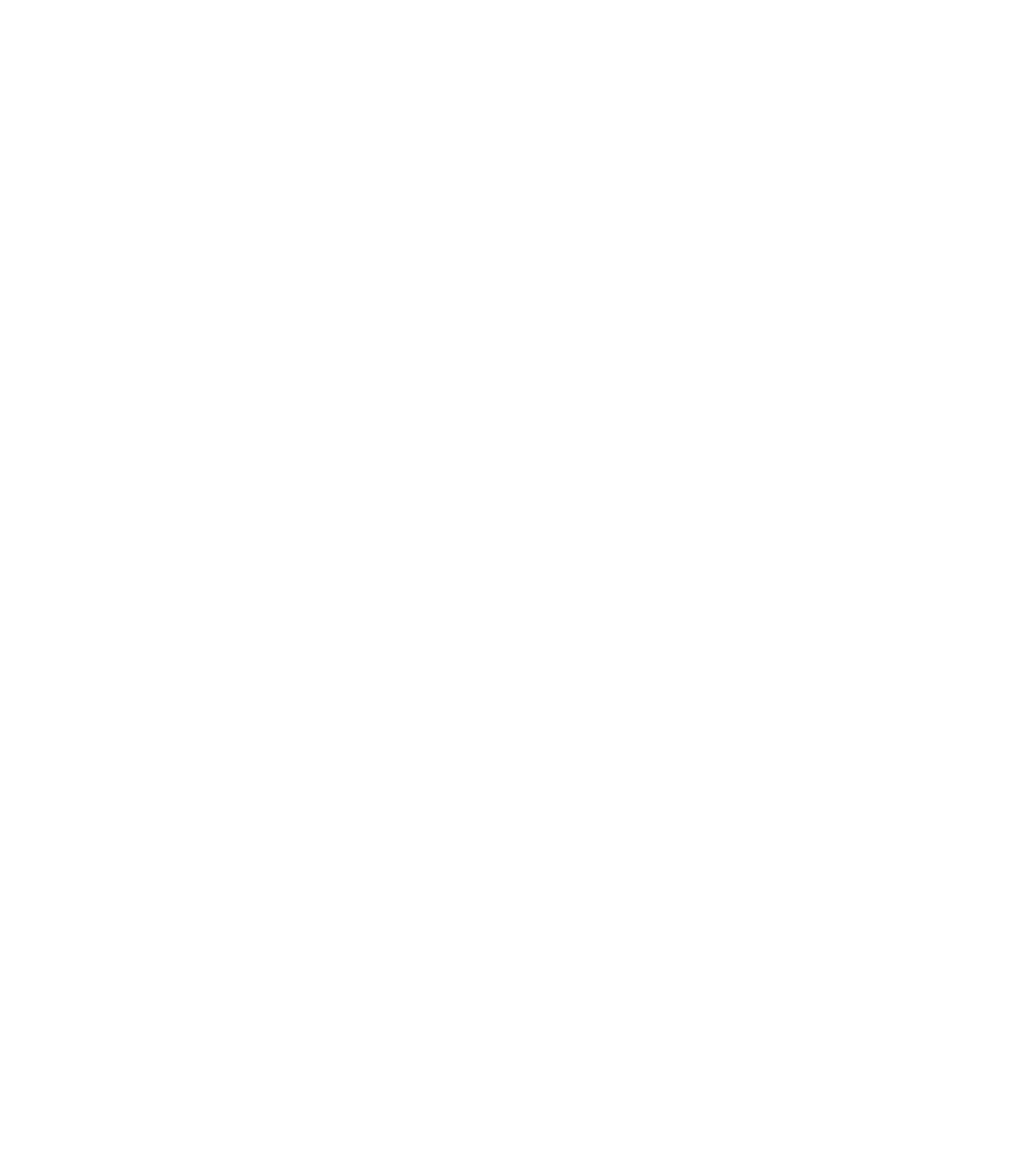
[Directions](#)







Floor Plan



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