



35 Grange Road

Ryton



SANDERSON
YOUNG





35 Grange Road Ryton, NE40 3LU

Substantial Victorian Semi Detached Family Home Boasting Four Bedrooms, a Contemporary Family Bathroom, Three Reception Rooms, a Stunning Open Plan Kitchen, Dining & Living Room, Attached One Bedroom Annex, Off Street Parking & Extensive South East Facing Rear Gardens!

This highly impressive period family home is ideally situated on the tree lined cul de sac of Grange Road, Ryton. The delightful village of Ryton offers excellent transport links into Newcastle City Centre, the Tyne Valley, County Durham & the A1 Motorway, with the home being nestled in this long-established residential street and only a short walk away from excellent local amenities, shopping and a wealth of countryside parks.

Price Guide:
Offers Over £699,995

4 3 2 E







Boasting close to 2,700 sq.ft, the internal accommodation comprises: Glazed entrance porch | Spacious main reception hall with staircase leading up to the first floor | Front formal living room with lovely views over the front gardens, feature period fireplace and beautiful ornate cornicing and ceiling rose | Second reception room, also situated to the front, with newly installed fitted alcove storage | Third reception room which lends itself well to a study/snug with dual aspect views over the side and rear of the property | The rear of the property then opens up into a fantastic open plan kitchen, dining & living room, which has been recently extended with lovely vaulted ceilings, log burning stove and rear access | The kitchen is well equipped with modern cabinetry/worktops, breakfast bar and integrated appliances throughout | The kitchen connects through onto a separate utility room and a downstairs WC.

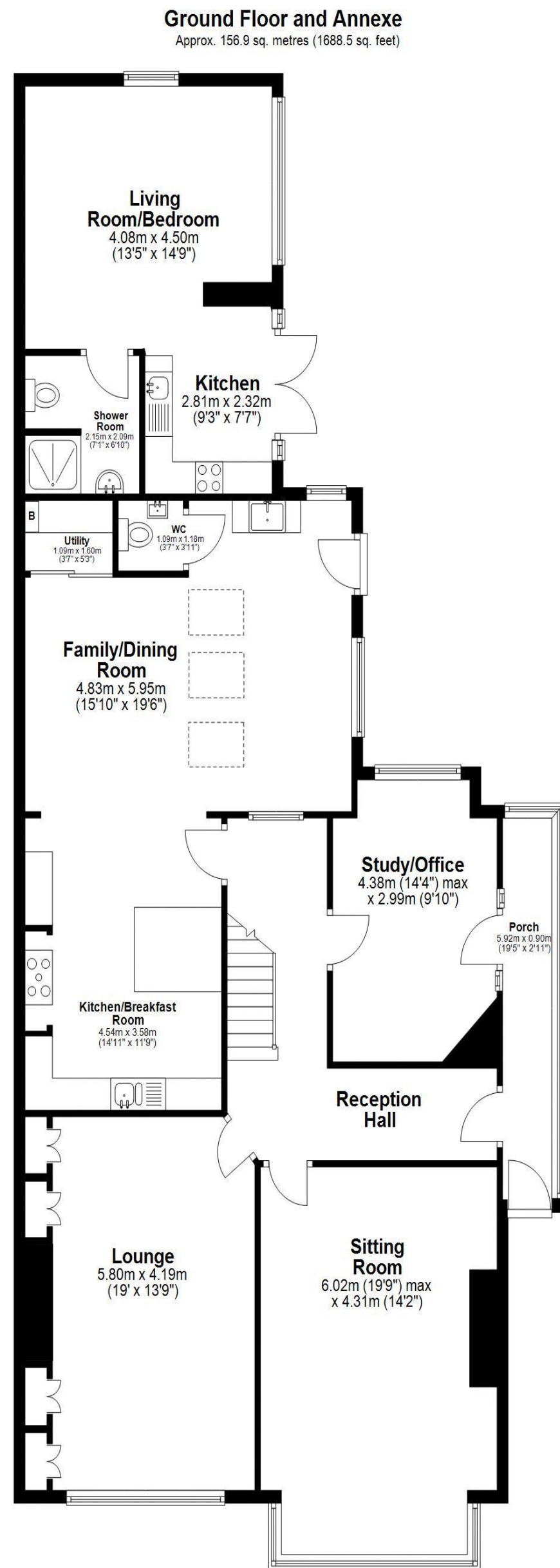
The staircase then leads up to the first floor landing and gives access onto four bedrooms | The primary bedroom is situated to the front of the property and offers a large double room with lovely bay window | Bedrooms two and three are further large double bedrooms | Bedroom four is a smaller double bedroom | The family bathroom is accessed just off the landing and provides a fantastic four piece suite, including standalone tub.



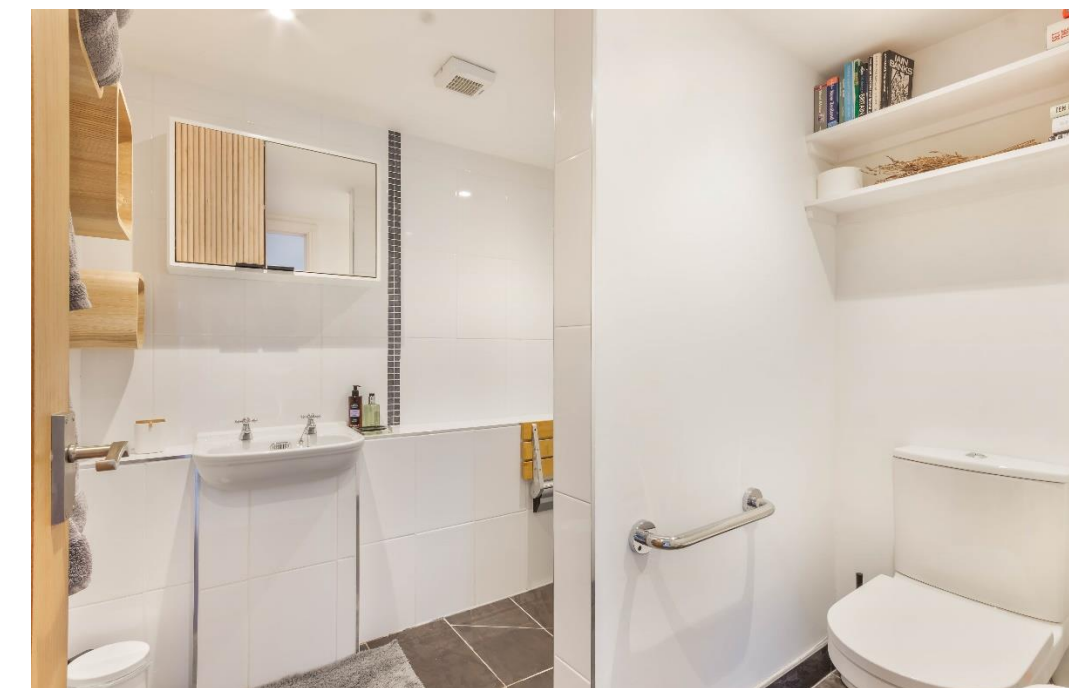
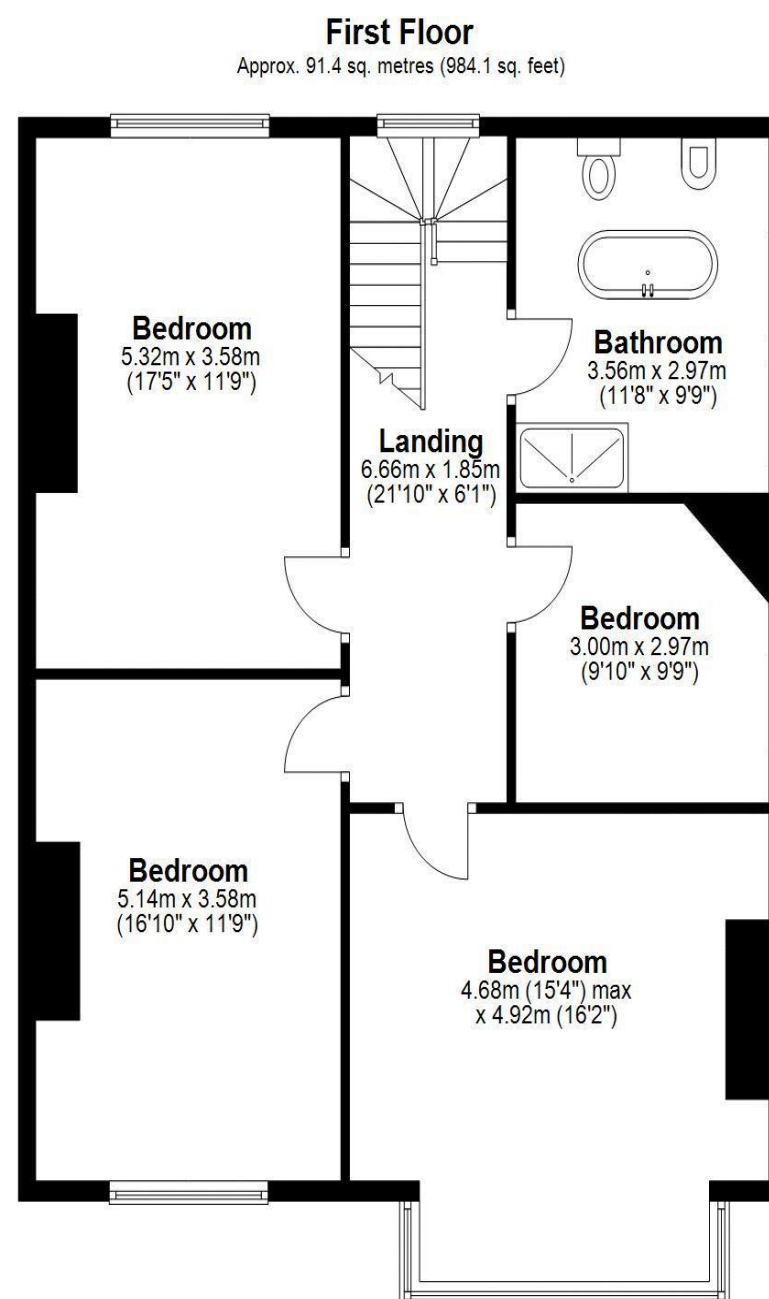
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Total area: approx. 248.3 sq. metres (2672.6 sq. feet)
35 Grange Road, -



Annex:

To the rear of the property is a recently converted garage into a fantastic, self contained annexe comprising of a large double bedroom, a kitchen and a separate shower room/wc, all of which has been completed to a very high standard. The annexe benefits from almost floor to ceiling glazing, letting in plenty of natural light, and is ideal for live in family or to run as a successful short term let business.

Externally, the property is approached via a pillared entrance to a gravelled driveway offering off street parking for at least two vehicles | The front gardens are laid predominantly to lawn and offer mature and well stocked borders | A side gate opens up to the extensive rear gardens, with a lovely gravelled terrace situated to the rear of the property, which is ideal for alfresco dining in the warmer months | The lawned gardens are substantial in size and are predominantly east and south facing, with mature borders granting a great degree of privacy.

Presented to an immaculate standard throughout, and having recently undergone a series of successful renovations, early viewings are strongly encouraged to truly appreciate the quality and size of accommodation on offer!

Services: Mains gas, electricity, water & drainage | Tenure: Freehold | Council Tax: Band E | Energy Performance Certification: Rating E



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