



# Deneview

Holburn Lane, Ryton



SANDERSON  
YOUNG





## Deneview Holburn Lane, Ryton, NE40 3DF

Occupying a Prime Plot Backing onto the Dene in Ryton is This Stunning Detached Family Home. Deneview Boasts a Fantastic Open Plan Kitchen/Dining & Living Room, Separate Lounge, Garden Room, Six Double Bedrooms, Four Bathrooms, Double Garage, Driveway for Multiple Vehicles & Beautifully Landscaped Rear Gardens!

Constructed in 2021, this spacious residence is tucked just off Holburn Lane, 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 minutes from excellent local amenities, shopping and a wealth of countryside parks.

The property has undergone a series of improvements by the current owners since construction and has benefitted from a bespoke internal fit out to the highest of standards throughout.

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### Price Guide:

Offers Over £835,000

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Boasting in excess of 4,300 sq.ft, the internal accommodation comprises: Spacious reception hallway with staircase leading up to the first floor | Substantial front living room offering an open fireplace and large bay window the front | Cloakroom | Ground floor WC | To the rear of the ground floor is a stunning open plan kitchen, dining & living room. The kitchen is extremely well equipped with modern cabinetry & worktops, large central island and integrated appliances throughout. The living room offers glazed bifold doors onto the rear terrace. The dining room opens up to the garden room which offers versatile reception space with access onto the rear gardens | Separate utility room with ample storage and useful store cupboard | Integral access into the double garage with electric up and over door.

The staircase then leads up to the first floor landing and onto four double bedrooms | The principal suite runs the full depth of the property and enjoys a fantastic large double bedroom, separate dressing room with bespoke fitted storage and stunning ensuite shower room with His & Hers shower | Bedroom two is a further large double bedroom with a separate dressing room and ensuite bathroom WC with four piece suite | Bedrooms three and four offer further double bedrooms | The family bathroom is accessed just off the landing and enjoys an equally as impressive four piece suite.

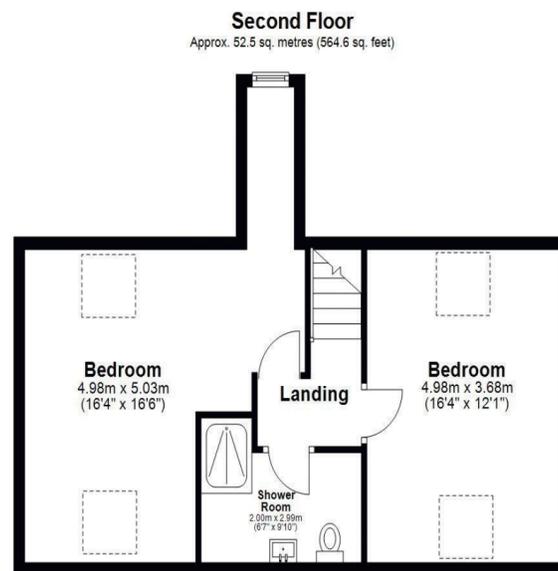
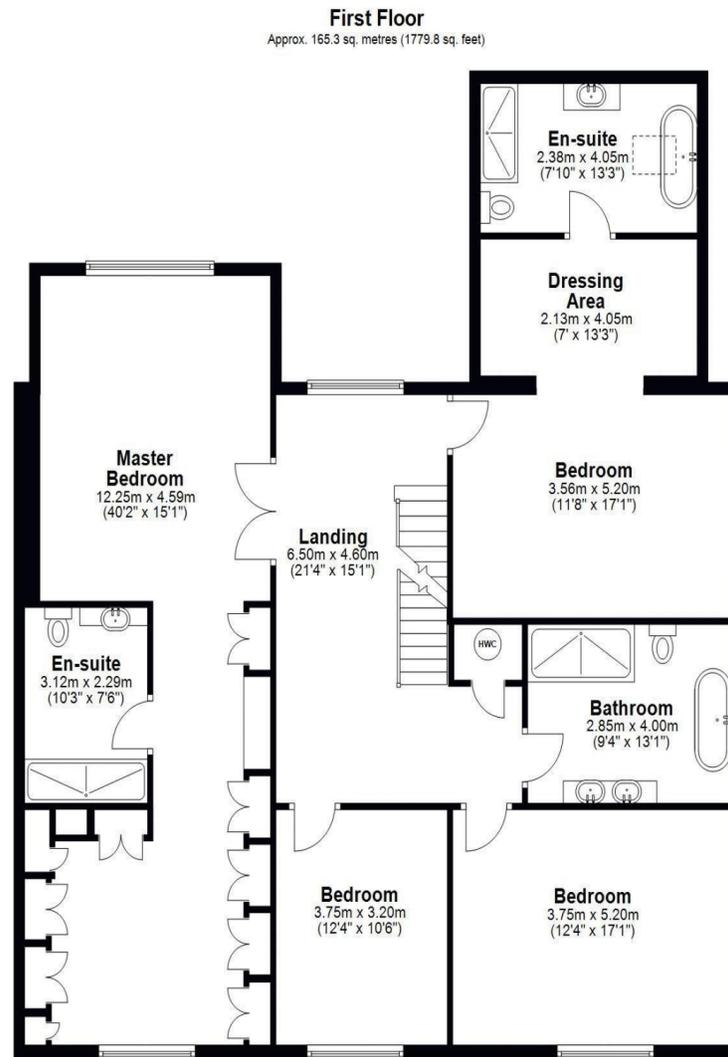
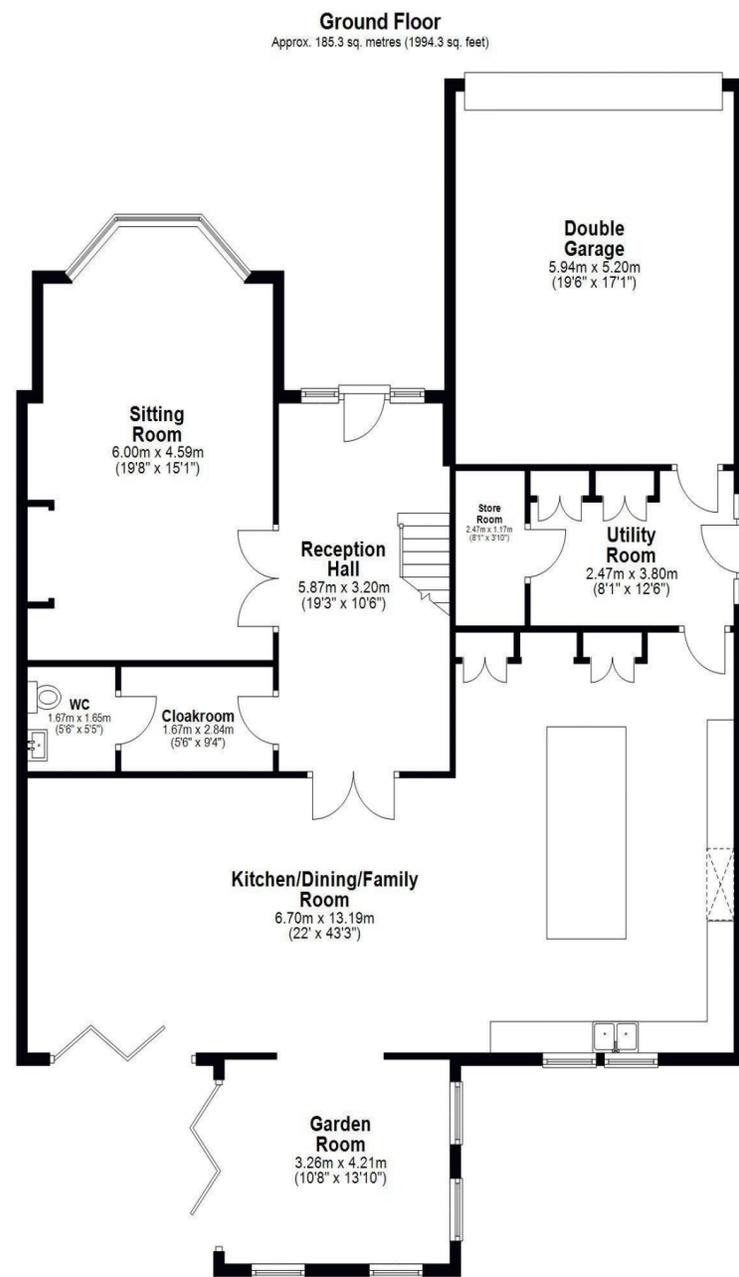


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Total area: approx. 403.1 sq. metres (4338.7 sq. feet)  
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The staircase then continues up to the second floor and onto two further double bedrooms which share the usage of the shower room.

Externally, the property is approached via a driveway offering off street parking for multiple vehicles to the front | The gardens wrap around the entirety of the property and have been beautifully landscaped throughout | The rear gardens are laid partially to a paved patio terrace and partially to a lawned area, as well as a separate play area | The property benefits from a wonderful aspect backing onto the dene which offers a great degree of privacy also.

With underfloor heating to the ground floor, and gas 'Combi' central heating, Sanderson Young are delighted to offer this impeccable home to the market, and early viewings are strongly encouraged to truly appreciate the quality and size of accommodation on offer!

Services: Mains electric, gas, water and drainage | Tenure: Freehold | Council Tax: Band G | Energy Performance Certificate: Rating B



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