



Greentyles, Holburn Crescent, Ryton

£380,000 Offers in Region Of

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# Greentyles

Holburn Crescent, Ryton, NE40 3DH

Rare to the Market, For Sale is this superbly appointed 4 Bedroom, 2 Reception, Detached Dorma Bungalow on Holburn Crescent in the sought after village location of Ryton.

A Detached Bungalow occupying an enviable plot and briefly comprises of Porch, Entrance Hallway, Lounge, Kitchen, Dining Room, Conservatory, Bedrooms 2 & 3 and Bathroom to the Ground Floor and Master Bedroom, Bedroom 4 and Shower room to first floor.

Externally the property has well maintained gardens to front, side and rear and benefits from a gated driveway leading to Garage.

Situated within Ryton, the property is a short distance away from local amenities, including coffee shops, restaurants, chemist and Sainsbury's and the property is situated for good public transport and road links.

Early Viewing is Highly recommended.

**Price: £380,000 Offers in Region Of**





## Entrance Porch

Through the double glazed door of this beautifully appointed Detached Bungalow we enter into the Porch. Ahead a glass panelled door provides access to the Entrance Hallway. The room features flooring underfoot.

## Hallway

The T-Shaped Entrance Hallway provides access to the Lounge, Dining Room and Staircase to first floor accommodation to the left. To the right the Hall leads to Bedrooms 2 & 3 and ground floor Bathroom. The room features a single radiator and carpet underfoot.

## Lounge

Situated to the front of the property is the light and airy Lounge. A double glazed angled bay window looks to front elevation underneath. The focal point of the room is the central fire breast between two alcoves with marble fire surround and inset coal effect gas fire. Ahead a decorative window looks to Conservatory. Other features of the room include decorative coving to ceiling, single radiator and carpet underfoot.

## Dining Room

Centrally located and accessed via the Hallway, the Dining Room is a spacious second reception room with square archway leading to Conservatory. The room features a decorative tiled fireplace with storage cupboard to the right. To the right of the room a door provides access to the newly fitted Kitchen. The room benefits from a single radiator and carpet underfoot.

## Kitchen

The Kitchen is situated to the rear of the property and benefits from a range of newly installed grey shaker style wall and base units with complementary over-top work-surfaces, inset white enamel sink with drainer and mixer tap sits beneath an angled bay window to side elevation. A door provides access to the Dining room and a double glazed door to the right allows access to the private rear garden and garage. The room has housing for double oven and hob and a double cupboard for an integrated fridge freezer. The room features recessed spotlighting to ceiling and tiled floor underfoot.



## Conservatory

The addition of the Conservatory provides a lovely space to retreat to and enjoy the outdoors in. Double glazed French doors provide access to the side and rear gardens and the room features double glazed windows looking out to front and side elevations. a decorative window looks to Lounge and the room features a double radiator and carpet underfoot.

## Bedroom 2

Bedroom 2 is situated to the front of the property on the ground floor and enjoys views of the front garden and driveway via a double glazed angled bay window, underneath which sits a single radiator. The room features fitted wardrobes to the left wall, providing amazing storage, extending to the right with a built in dressing table and double door cupboard. The room features decorative coving to ceiling and carpet underfoot.

## Bedroom 3

Bedroom 3 is situated to the rear of the property on the ground floor and enjoys views of the rear garden via a double glazed window, underneath which sits a single radiator. The room features fitted wardrobes to the rear wall, providing amazing storage, continuing to the right is a built in dressing table. The room features recessed spotlighting to ceiling and carpet underfoot.

## Bathroom

The Family Bathroom is a beautifully presented room on the ground floor with white four piece suite comprising of double ended roll top bath, high level traditional WC and pedestal wash hand basin with gold taps. The spacious room benefits from a corner shower cubicle with sliding glass doors and overhead power shower. The room features two double glazed opaque windows to rear elevation. Other benefits of the room include recessed spotlighting to ceiling, a chrome heated towel rail and tiled floor underfoot.





## First Floor Landing

The first floor landing provides access to the Master Bedroom, Bedroom 4 and Shower Room. To the right of the landing is a double door storage cupboard. A double glazed window looks to rear elevation and the landing features carpet underfoot.

## Master Bedroom

The Master is situated to the first floor of the property and enjoys dual aspect views of the front and rear gardens via double glazed windows, underneath which sit single radiators. The window to the front has a built in window seat. The room features a built in office/vanity space leading to a double door wardrobe, recessed spotlighting to ceiling and carpet underfoot.

## Bedroom 4

Bedroom 4 is situated to the front of the property on the first floor and features a Velux window to front elevation. To the right is a recessed space with shelving storage. The room features carpet underfoot.

## Shower Room

The Shower-room consists of a three piece suite comprising of a shower cubicle with overhead power shower and glass door, a pedestal wash hand basin and low level WC. An opaque double glazed window looks to rear elevation and the room features a heated towel radiator and wood floor underfoot.



## Garage

The garage is accessed via an electric door from the front driveway. There is a further access door to the rear left of the garage leading to private rear garden. The garage features a utility area to the rear plumbed for automatic washing machine with space and electricity for a tumble dryer. A window looks to rear garden underneath which sits a work surface. The Garage features electricity and lighting.

## Externally

To the front of the property is a walled boundary with double gates leading to private driveway and garage for off street parking. The front garden sits to the left laid mainly to lawn with mature shrub border. A gate provides access to side and rear garden. To the rear, the garden is laid mainly to lawn with newly laid raised stone patio area off the Kitchen to enjoy outdoor dining. The Garage can be accessed via a side door.



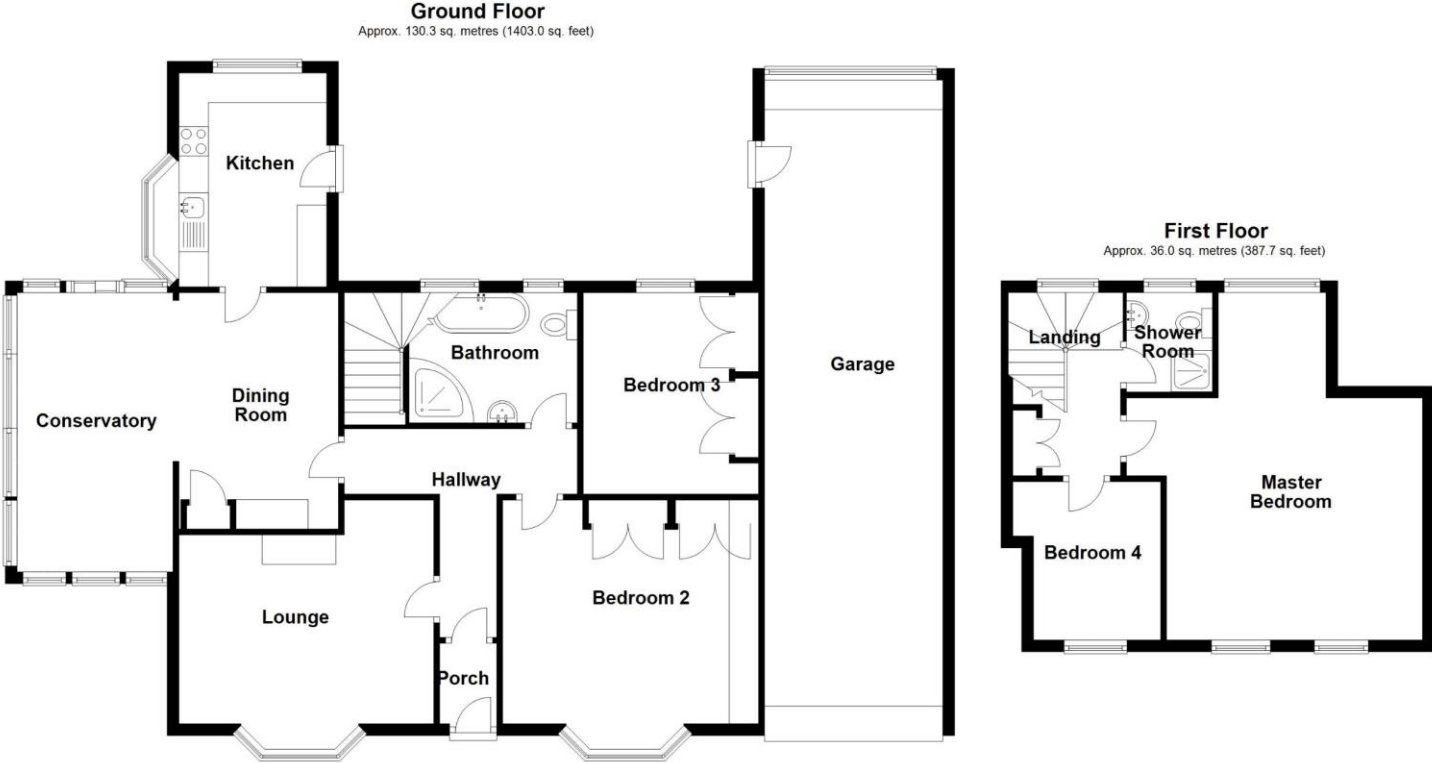
# Floor Plan & EPC

## Approximate Gross Internal Area

Ground Floor 130.3 sq. metres / 1403.0 sq. feet

First Floor 36.0 sq. metres / 387.7 sq. feet

**Total 166.3 sq. metres / 1790.7 sq. feet**



Total area: approx. 166.4 sq. metres (1790.6 sq. feet)

Floor plans measurements are approximate and are for illustrative purposes only. They are intended to give a general indication of the proposed floor layout only and dimensions should not be relied upon for the purchase of carpets, flooring, appliance spaces or items of furniture. All buyers should seek independent advice. All images remain the Copyright and for the exclusive use.

Plan produced using PlanUp.









Local Authority  
Gateshead Borough Council

Council Tax  
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Tenure  
Freehold

#### Disclaimer

These particulars are not to form part of a Sale Contract owing to the possibility of errors and/or omissions. Prospective purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels and other items not mentioned are specifically excluded unless otherwise agreed within the Sale Contract documentaries or left in situ and gratis upon completion. The property is also sold subject to rights of way, public footpaths, easements, wayleaves, covenants and any other matters which may affect the legal title. The Agent has not formally verified the property's structural integrity, ownership, tenure, acreages, estimated square footage, planning/building regulations status or the availability/operation of services and/or appliances. Therefore prospective purchasers are advised to seek validation of all the above matters prior to expressing any formal intent to purchase.

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