



Conway Close, Ryton
£400,000 Offers in Excess Of

MICHELLE ROPER
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Conway Close

Ryton, NE40

We offer For Sale this beautifully presented 4 Bedroom Detached Family Home on Conway Close, in the ever popular location of Ryton.

Situated within a desirable plot and enjoying private gardens to front and rear as well as off street parking via a double tarmac driveway leading to a double Garage.

The property briefly comprises of Vestibule, Entrance Hallway, Lounge, Dining Room, Kitchen/Family Room, Utility and WC to Ground Floor. First Floor offers, Landing, Master Bedroom with En-Suite Shower room, Bedrooms 2, 3 & 4 and Family Bathroom.

Cosmetically and aesthetically pleasing throughout, the current Vendors have created a beautiful home ready to move into.

Early viewing is highly recommended.

Price: £400,000 Offers in Excess Of



Accommodation

Vestibule

Through the composite front door we enter into the Vestibule, ahead an oak door leads to Entrance Hall, the room features wood flooring underfoot.

Entrance Hall

Ahead an Oak open spindle carpeted staircase provides access to first floor. The Hall is inviting and provides access to the Lounge to the left, Dining room to the right and ahead leads to the impressive Kitchen/Family room occupying the rear of the property. A conveniently situated WC sits to the left of the hall and the space enjoys oak doors and Karndean wood flooring underfoot with walnut trim.

WC

The ground floor WC is conveniently situated off the Entrance Hall and offers a white two piece suite comprising of vanity wash hand basin and low level WC. The room is tastefully decorated with tiling to walls and Karndean wood flooring underfoot. A double glazed opaque window looks to side elevation and the room features a single radiator.

Lounge 6.28 m x 3.35m

Situated to the front of the property is the spacious Lounge. A double glazed window looks to front elevation underneath which sits a double radiator. The room is ideal for family movie nights and features recessed spotlights to ceiling, oak door and carpet underfoot.

Dining Room 4.15m x 2.58m

Situated to the front of the property is the Dining room, a double glazed angled bay window looks to front elevation underneath which sits a double radiator. The room is currently utilised as a home office but is a versatile space to be enjoyed as a Dining room or family playroom.



Accommodation

Kitchen / Family Room – 6.82m x 8.15m

Occupying the rear of the property, the Kitchen is the perfect family space for entertaining. To the right the Kitchen benefits from a range of cream high gloss wall and base units with complimentary granite over-top work-surfaces leading to an inset 1.5 bowl stainless steel sink with single drainer and mixer tap. Integrated appliances include two single oven and microwave, induction hob with overhead extractor hood, with space for freestanding Fridge Freezer, Dishwasher and wine fridge. To the left, is a central dining area ideal for a family get together and evening meals and further left is a snug area ideal for relaxed gatherings. The space enjoys views of the private rear garden via French doors. The room features a vertical radiator, recessed spotlighting to ceiling and Karndean wood flooring underfoot.

Utility 1.57m x 2.79m

Off the Kitchen is the utility room plumbed for automatic washing machine and tumble dryer, the space benefits from base units with over top work-surface leading to integrated sink and drainer. The room features recessed spotlighting to ceiling and Karndean wood flooring underfoot. A door provides access to the side, rear and front of the property.

Externally

To the front of the property there is a pathway leading to front entrance with a private garden laid mainly to lawn. To the rear and accessed via the Kitchen / Family room is the private enclosed garden, further access is available via the Utility room. A paved patio area sits directly beyond French Doors. The garden enjoys a fenced boundary with a lawned area and side access gate to driveway and Garage.

Double Garage

Double garage with electric doors to front. The garage benefits from electrics and lighting.



Accommodation

First Floor Landing

The carpeted landing provides access to Master Bedroom, Bedrooms 2, 3 & 4 and Bathroom. The landing is spacious with open spindle balustrade. .

Master Bedroom 3.77m x 3.64m

Situated to the front of the property is the spacious Master Bedroom. A double glazed window looks to front elevation. A door to the right provides access to an En-suite Shower room and the room benefits from built in mirrored sliding door wardrobes, a single radiator and carpet underfoot.

En-Suite Shower room 1.59m x 1.61m

The En-Suite Shower room consists of a white three piece suite comprising of walk in shower enclosure with power shower and glass doors low level WC and Vanity wash hand basin. A double glazed opaque window looks to side elevation and the room features recessed spotlighting to ceiling, tiling to walls, single radiator and tiled floor underfoot.



Accommodation

Bedroom 2 - 3.47m x 3.43m

Bedroom 2 is situated to the front of the property and benefits from a double glazed window to front elevation, beneath which sits a single radiator. The room is a spacious double and features carpet underfoot.

Bedroom 3 - 2.74m x 3.12m

Bedroom 4 is situated to the rear of the property, a double glazed window looks to rear elevation, underneath which sits a single radiator. The room features carpet underfoot.

Bedroom 4 - 3.20m x 2.66m

Bedroom 4 is situated to the rear of the property and benefits from a double glazed window to rear elevation, underneath which sits a single radiator. The room features triple door built in wardrobes and carpet underfoot.

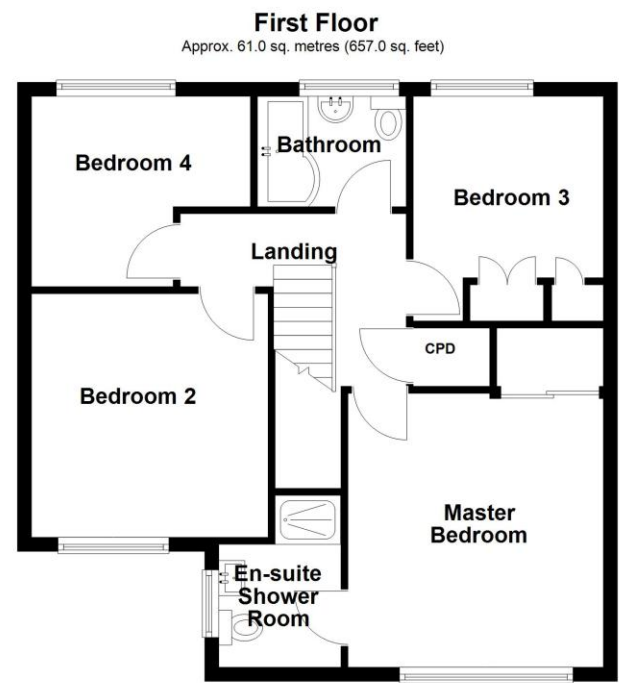
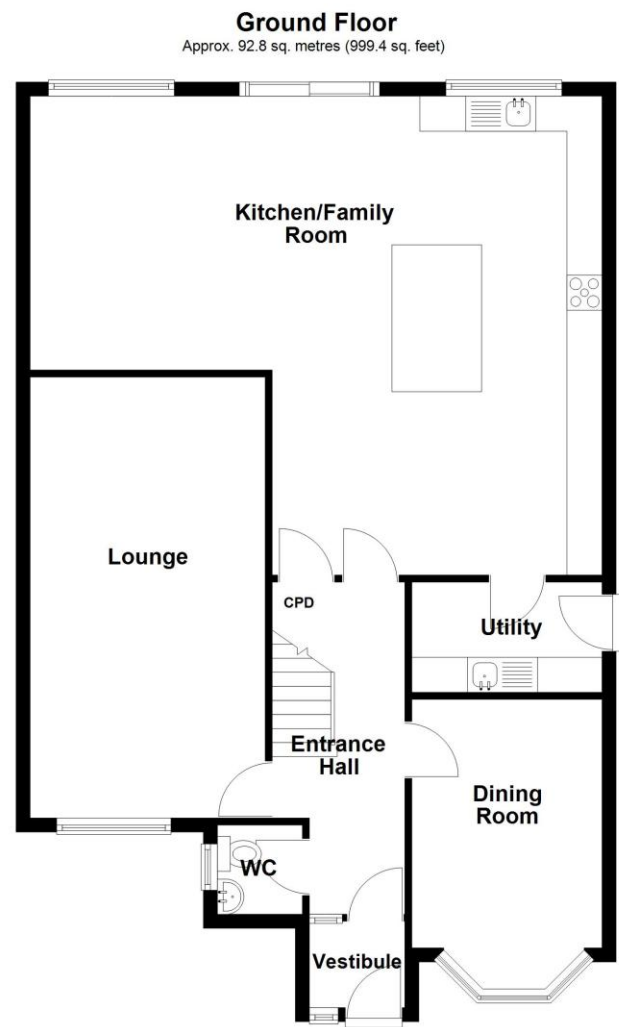
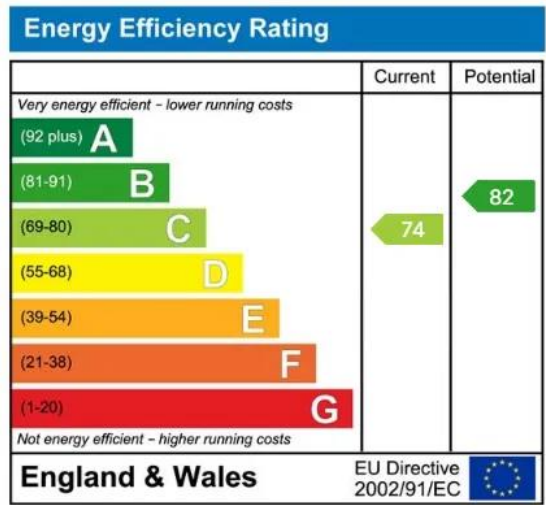
Bathroom - 2.08m x 1.94m

The Family Bathroom is situated to the rear and consists of a white three piece suite comprising of p-shaped panelled bath with overhead power shower, Vanity wash basin and low level WC. The room features a double glazed opaque window to rear elevation, chrome heated towel radiator, recessed spot lighting to ceiling and complimentary tiled walls with tiled floor underfoot.



Floor Plan & EPC

Approximate Gross Internal Area		
Ground Floor	92.8 sq. metres / 999.4 sq. feet	
First Floor	61.0 sq. metres / 657.0 sq. feet	
Total	153.8 sq. metres /1656.4 sq. feet	



Total area: approx. 153.9 sq. metres (1656.4 sq. feet)





Local Authority
Gateshead Borough Council

Council Tax
Band E

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 competition. 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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