



## Bishops Drive Ryton

- Detached House
- Four Bedrooms
- Kitchen Diner
- En Suite Facilities
- Gardens & Driveway

**£ 325,000**



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ROOK  
MATTHEWS  
SAYER

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# 1 Bishops Drive

Ryton, NE40 3NY

THIS WONDERFUL EXTENDED FAMILY HOME IS SITUATED ON THE POPULAR BISHOPS WOOD ESTATE AND IS PRESENTED TO A VERY HIGH STANDARD THROUGHOUT. THE PROPERTY COMPRISES OF A WELCOMING ENTRANCE HALL WHICH LEADS ON TO A COSY FAMILY LIVING ROOM. LEADING FROM THE LIVING ROOM IS THE REAL HEART OF THIS FANTASTIC HOME WHICH IS THE EXTENDED KITCHEN/DINER WITH BI-FOLDING DOORS ON TO THE REAR GARDEN. IT IS THE PERFECT SPACE TO ENTERTAIN FAMILY AND FRIENDS. THERE IS A SEPARATE UTILITY ROOM AND DOWNSTAIRS WC. ON THE GROUND FLOOR THE CURRENT OWNERS HAVE TASTEFULLY CONVERTED THE GARAGE IN TO A FOURTH BEDROOM . UPSTAIRS THE MASTER BEDROOM IS SITUATED TO THE REAR OF THE PROPERTY WITH STYLISH FITTED WARDROBES AND AN EN SUITE SHOWER ROOM. THE FURTHER TWO BEDROOMS ARE BOTH DOUBLE BEDROOMS AND SITUATED TOWARDS THE FRONT OF THE PROPERTY. THE FAMILY BATHROOM HAS BEEN RECENTLY MODERNIZED INTO A STYLISH SHOWER ROOM. OUTSIDE THERE ARE LARGE GARDENS TO THE REAR WITH PATIO AREAS, A GARDEN TO THE FRONT AND DOUBLE DRIVEWAY.

The accommodation:

Entrance:

Wood door to the front, wood floor and radiator.

Ground Floor WC:

UPVC window, low level wc, pedestal wash hand basin and radiator.

Lounge: 14'6" 4.42m x 12'0" 3.66m

UPVC window to the front, under stairs storage and vertical rail.

Kitchen/Diner: 19'5" 5.92m x 17'6" 5.33m

Bi fold doors, three windows, fitted with a range of matching wall and base units with work surfaces above incorporating one and a half bowl sink unit, two integrated electric ovens, integrated gas hob, integrated dishwasher, integrated washing machine, storage, under floor heating, tiled floor, four skylights and radiator.

Utility Room:

Door to gardens, sink unit and tiled floor.

Bedroom Four: 16'11" 5.16m x 8'5" 2.57m

Converted from garage, UPVC window to the front and radiator.

Stairs to Landing:

Bedroom One:

UPVC window to the rear, fitted wardrobes and radiator.

En Suite:

UPVC window, shower cubicle, low level wc, fully tiled walls and radiator.

Bedroom Two: 11'9" 3.58m plus cabin bed x 8'3" 2.52m plus recess to door

Two UPVC windows, built in cabin bed, storage and radiator.

Bedroom Three: 9'1" 2.77m x 8'0" 2.44m

UPVC window to the front and radiator.

Shower Room:

UPVC window to the rear, walk in waterfall shower, low level wc, vanity wash basin, tiled walls and heated towel rail.

Externally:

To the front of the property there is a lawned garden with a block paved double driveway. To the rear there is a garden laid to lawn on a corner plot with established mature plants and shrubs and a summer house.

#### PRIMARY SERVICES SUPPLY

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: MAINS

Broadband: "CABLE / FIBRE / ADSL / SATELLITE"

Mobile Signal Coverage Blackspot: NO

Parking: DRIVEWAY

#### MINING

The property is not known to be on a coalfield and not known to be directly impacted by the effect of other mining activity. The North East region is famous for its rich mining heritage and confirmation should be sought from a conveyancer as to its effect on the property, if any.

#### TENURE

Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

COUNCIL TAX BAND: D

EPC RATING: C

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**Important Note:** Rook Matthews Sayer (RMS) for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute part or all of an offer or contract. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck the measurements before committing to any expense. RMS has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyer's interests to check the working condition of any appliances. RMS has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. No persons in the employment of RMS has any authority to make or give any representation or warranty whatever in relation to this property.

**Money Laundering Regulations** – intending purchasers will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We will also use some of your personal data to carry out electronic identity verification. This is not a credit check and will not affect your credit score.

16 Branches across the North-East

