



## Elvaston Road Ryton Village

This prominent property stands proudly in the heart of the much sought after Ryton Village. The property has recently undergone a complete transformation and now boasts spacious and contemporary rooms whilst keeping stunning period features. As soon as you enter the property you will be wowed with the finish and styling. The property is available with no onward chain and simply must be viewed to be appreciated.

The fantastic home offers two reception rooms, a tasteful kitchen with utility space and downstairs WC. The first floor offers four bedrooms, one which could be used as an additional living space to impress your guests with your very own turret! The family bathroom is right on trend and offers a walk in shower and roll top bath. The master suite occupies the entire top floor and is the perfect spot to escape the family in your own private space, with En suite shower room, walk in wardrobe and dressing area.

The property offers a south facing yard and garage. There is excellent access to green space locally, in particular Ryton Willows which is great for walking or for children to play. the property is close to local restaurants and pubs, shops and transport links.

This property simply must be viewed

# OIEO £375,000

ROOK  
MATTHEWS  
SAYER

0191 413 1313  
2 Grange Road, Ryton, NE40 3LT

[www.rookmatthewssayer.co.uk](http://www.rookmatthewssayer.co.uk)  
[ryton@rmsestateagents.co.uk](mailto:ryton@rmsestateagents.co.uk)

# Turret House, Elvaston Road Ryton Village, NE40 3NT

**THIS PROMINENT PROPERTY STANDS PROUDLY IN THE HEART OF THE MUCH SOUGHT AFTER RYTON VILLAGE. THE PROPERTY HAS RECENTLY UNDERGONE A COMPLETE TRANSFORMATION AND NOW BOASTS SPACIOUS AND CONTEMPORARY ROOMS WHILST KEEPING STUNNING PERIOD FEATURES. AS SOON AS YOU ENTER THE PROPERTY YOU WILL BE WOWED WITH THE FINISH AND STYLING. THE PROPERTY IS AVAILABLE WITH NO ONWARD CHAIN AND SIMPLY MUST BE VIEWED TO BE APPRECIATED.**

**THE FANTASTIC HOME OFFERS TWO RECEPTION ROOMS, A TASTEFUL KITCHEN WITH UTILITY SPACE AND DOWNSTAIRS WC. THE FIRST FLOOR OFFERS FOUR BEDROOMS, ONE WHICH COULD BE USED AS AN ADDITIONAL LIVING SPACE TO IMPRESS YOUR GUESTS WITH YOUR VERY OWN TURRET! THE FAMILY BATHROOM IS RIGHT ON TREND AND OFFERS A WALK IN SHOWER AND ROLL TOP BATH. THE MASTER SUITE OCCUPIES THE ENTIRE TOP FLOOR AND IS THE PERFECT SPOT TO ESCAPE THE FAMILY IN YOUR OWN PRIVATE SPACE, WITH EN SUITE SHOWER ROOM, WALK IN WARDROBE AND DRESSING AREA.**

**THE PROPERTY OFFERS A SOUTH FACING YARD AND GARAGE. THERE IS EXCELLENT ACCESS TO GREEN SPACE LOCALLY, IN PARTICULAR RYTON WILLOWS WHICH IS GREAT FOR WALKING OR FOR CHILDREN TO PLAY. THE PROPERTY IS CLOSE TO LOCAL RESTAURANTS AND PUBS, SHOPS AND TRANSPORT LINKS.**

**THIS PROPERTY SIMPLY MUST BE VIEWED**

The accommodation:

Entrance:

Wooden door to the front, tiled entrance and three radiators.

Lounge: 17'6" 5.33m x 14'0" 4.27m

UPVC sash windows to the front, fireplace and radiator.

Dining Room: 14'7" 4.45m x 14'2" 4.32m

UPVC windows, fireplace and exposed brick chimney breast.

Kitchen: 12'3" 3.73m x 9'11" 3.02m

Two UPVC windows, newly fitted with a range of matching wall and base units with work surfaces above incorporating Belfast sink unit, gas cooker point and extractor fan,

Utility Area:

UPVC windows, plumbed for washing machine and radiator.

WC:

UPVC window, low level wc, concertina basin and heated towel rail.

First Floor Landing:

Radiator.

Bedroom One: 16'8" 5.08m x 14'4" 4.37m

UPVC sash windows to the front, staircase to turret with sash windows, radiator.



Bedroom Two: 14'8" 4.47m into alcove x 13'6" 4.12m irregular shape  
UPVC window and radiator.

Bedroom Three: 14'5" 4.39m x 6'9" 2.06m  
UPVC window and radiator.

Bedroom Four: 21'3" 6.48m x 6'2" 1.88m  
UPVC window and radiator.

Bathroom:  
UPVC window, free standing bath, large walk in shower, low level wc, vanity wash hand basin, tiled floor and heated towel rail.

Second Floor Landing:  
Skylight.

Bedroom Five: 19'1"5.82m plus dormers x 15'11" 4.85m  
Sash dormer windows, UPVC window to the rear, exposed ceiling beams and two radiators.

Dressing Room/Walk In wardrobe.

En Suite:  
Walk in shower, low level wc, vanity wash hand basin, part tiled and heated towel rail.

Externally:  
There is a rear enclosed yard and a garage.

Basement/Cellar:  
24'6" 7.5m x 14'7" 4.5m x 6'8" 1.2m (high)

**PRIMARY SERVICES SUPPLY**

- Electricity: MAINS
- Water: MAINS
- Sewerage: MAINS
- Heating: MAINS
- Broadband: ADSL
- Mobile Signal Coverage Blackspot: NO
- Parking: GARAGE

**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: C

EPC RATING: C

RY00006326.VS.EW.29.08.2024.V.1.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74   C	79   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**

