



Dene Crescent Ryton

Step into your dream home! We're thrilled to present this immaculate, extended, detached bungalow for sale. Set on a generous corner plot in a sought-after location, this home is incredibly stylish and perfectly presented.

As soon as you walk through the door you will be blown away with the elegant touches the current owners have showcased throughout. You'll be greeted by the stunning open plan Kitchen, Living and Dining space. Oozing with sophistication and style the kitchen is fitted to the highest standard, with kitchen island, dining space and then leading on to the truly stunning living space with bespoke units and sliding doors giving access to a lush garden and beautiful ceiling lanterns that bathe the room in natural light. This space is perfect for entertaining, indoor/outdoor living or simply unwinding after a long day.

The property boasts three double bedrooms, each with its own unique charm. The master suite feels like stepping in to a luxury hotel, with built-in wardrobes, En-suite shower room and an abundance of natural light, ideal for those who need their space. Bedroom two also provides built-in wardrobes, offering plenty of storage and Bedroom three overlooks the mature gardens, a real oasis of calm.

The bathroom is a showstopper, featuring a free-standing bath and separate shower - the perfect place to relax and rejuvenate.

This property also benefits from gardens to two sides, a patio, pergola, outdoor bar and ample off-street parking. The separate WC adds a touch of convenience and the overall presentation is sure to impress any visitor.

This bungalow is not just a home, but a lifestyle. Don't miss out on this unique opportunity!

Offers In Excess Of £450,000

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35 Dene Crescent Ryton, NE40 3RY

STEP INTO YOUR DREAM HOME! WE'RE THRILLED TO PRESENT THIS IMMACULATE, EXTENDED, DETACHED BUNGALOW FOR SALE. SET ON A GENEROUS CORNER PLOT IN A SOUGHT-AFTER LOCATION, THIS HOME IS INCREDIBLY STYLISH AND PERFECTLY PRESENTED.

AS SOON AS YOU WALK THROUGH THE DOOR YOU WILL BE BLOWN AWAY WITH THE ELEGANT TOUCHES THE CURRENT OWNERS HAVE SHOWCASED THROUGHOUT. YOU'LL BE GREETED BY THE STUNNING OPEN PLAN KITCHEN, LIVING AND DINING SPACE. OOZING WITH SOPHISTICATION AND STYLE THE KITCHEN IS FITTED TO THE HIGHEST STANDARD, WITH KITCHEN ISLAND, DINING SPACE AND THEN LEADING ON TO THE TRULY STUNNING LIVING SPACE WITH BESPOKE UNITS AND SLIDING DOORS GIVING ACCESS TO A LUSH GARDEN AND BEAUTIFUL CEILING LANTERNS THAT BATHE THE ROOM IN NATURAL LIGHT. THIS SPACE IS PERFECT FOR ENTERTAINING, INDOOR/OUTDOOR LIVING OR SIMPLY UNWINDING AFTER A LONG DAY.

THE PROPERTY BOASTS THREE DOUBLE BEDROOMS, EACH WITH ITS OWN UNIQUE CHARM. THE MASTER SUITE FEELS LIKE STEPPING IN TO A LUXURY HOTEL, WITH BUILT-IN WARDROBES, EN-SUITE SHOWER ROOM AND AN ABUNDANCE OF NATURAL LIGHT, IDEAL FOR THOSE WHO NEED THEIR SPACE. BEDROOM TWO ALSO PROVIDES BUILT-IN WARDROBES, OFFERING PLENTY OF STORAGE AND BEDROOM THREE OVERLOOKS THE MATURE GARDENS, A REAL OASIS OF CALM.

THE BATHROOM IS A SHOWSTOPPER, FEATURING A FREE-STANDING BATH AND SEPARATE SHOWER - THE PERFECT PLACE TO RELAX AND REJUVENATE.

THIS PROPERTY ALSO BENEFITS FROM GARDENS TO TWO SIDES, A PATIO, PERGOLA, OUTDOOR BAR AND AMPLE OFF-STREET PARKING. THE SEPARATE WC ADDS A TOUCH OF CONVENIENCE AND THE OVERALL PRESENTATION IS SURE TO IMPRESS ANY VISITOR.

THIS BUNGALOW IS NOT JUST A HOME, BUT A LIFESTYLE. DON'T MISS OUT ON THIS UNIQUE OPPORTUNITY!



Entrance Hall:

Composite door to the front, cloaks area, tiled floor and under floor heating.

Kitchen: 21'0" 6.40m x 16'6" 5.03m

UPVC window, fitted with a range of tall matching wall and base units with quartz work surfaces above incorporating sink and drainer, integrated five burner gas hob, integrated oven, grill and warming tray, integrated fridge freezer and dishwasher, Island, under floor heating and open plan to;

Lounge: 18'7" 5.66m x 15'11" 4.85m

Large sliding glass doors leading to the garden with electric roller blinds, bespoke storage and TV surround, two roof lanterns and under floor heating.

Utility Room:

Fitted with a range of matching wall and base units incorporating stainless steel sink unit, plumbed for washing machine, tiled floor and radiator.

WC:

Low level wc, Constantine hand basin and under floor heating.

Master Bedroom: 19'4" 5.89m max x 17'0" 5.8m max

UPVC bay window and UPVC window with plantation shutters, two fitted wardrobes and two radiators.

En Suite:

UPVC window, large walk in rainfall shower, low level wc, vanity wash hand basin, fully tiled, heated towel rail and under floor heating.

Bedroom Two: 18'11" 5.77m into bay plus robes x 13'3" 4.04m

UPVC bay window, UPVC window, fitted wardrobes and two radiators.

Bedroom Three: 18'1" 5.5m x 11'5" 3.48m

Two UPVC windows and radiator.

Bathroom wc:

UPVC window, free standing bath, shower cubicle, low level wc, wash hand basin, fully tiled and heated towel rail.

Externally:

To the front of the property there is a large block paved driveway with metal gated access providing off street parking for numerous cars.

To the rear of the property there is gated access to a large lawned garden with planted borders, a porcelain tiled patio area, Pergola, an outside bar and outhouse providing storage.

PRIMARY SERVICES SUPPLY

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: MAINS

Broadband: ADSL COPPER WIRE

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: E

EPC RATING: TBC

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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 83 B |
| 69-80 | C | 75 C | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |



