



Grayling Way Ryton

Fantastic detached home on popular new build estate in Ryton. The property is in good condition and offers five double bedrooms, including two with en-suite facilities. The family bathroom features a four piece suite, and there is an additional downstairs WC for convenience.

The home comprises a large reception room with ample natural light from its windows, and an open-plan kitchen equipped with integrated appliances, dining space, and French doors that open onto a south-facing garden. The kitchen's layout accommodates a superb family area, offering flexibility for both everyday living and entertaining. The property also includes a large driveway and garage, providing parking and storage.

Situated close to local amenities in Ryton, residents have access to nearby shops, schools, and cafés. Ryton Village High Street hosts a range of independent retailers, groceries, and coffee shops. The area is served by several schools, such as Ryton Infant and Junior Schools.

Riverside Park is located nearby, offering green space for recreation and leisure year-round. For public transport, Blaydon railway station is approximately 10 minutes by car, with services to Newcastle taking around 12 minutes by train. Regular local bus routes provide access to Newcastle city centre and surrounding areas.

This property offers a practical layout and access to local amenities, making it suitable for families seeking space and convenience in Ryton.

£425,000

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140 Grayling Way

Ryton, NE40 3BZ

FANTASTIC DETACHED HOME ON POPULAR NEW BUILD ESTATE IN RYTON. THE PROPERTY IS IN GOOD CONDITION AND OFFERS FIVE DOUBLE BEDROOMS, INCLUDING TWO WITH EN-SUITE FACILITIES. THE FAMILY BATHROOM FEATURES A FOUR PIECE SUITE, AND THERE IS AN ADDITIONAL DOWNSTAIRS WC FOR CONVENIENCE.

THE HOME COMPRISES A LARGE RECEPTION ROOM WITH AMPLE NATURAL LIGHT FROM ITS WINDOWS, AND AN OPEN-PLAN KITCHEN EQUIPPED WITH INTEGRATED APPLIANCES, DINING SPACE, AND FRENCH DOORS THAT OPEN ONTO A SOUTH-FACING GARDEN. THE KITCHEN'S LAYOUT ACCOMMODATES A SUPERB FAMILY AREA, OFFERING FLEXIBILITY FOR BOTH EVERYDAY LIVING AND ENTERTAINING. THE PROPERTY ALSO INCLUDES A LARGE DRIVEWAY AND GARAGE, PROVIDING PARKING AND STORAGE.

SITUATED CLOSE TO LOCAL AMENITIES IN RYTON, RESIDENTS HAVE ACCESS TO NEARBY SHOPS, SCHOOLS, AND CAFÉS. RYTON VILLAGE HIGH STREET HOSTS A RANGE OF INDEPENDENT RETAILERS, GROCERIES, AND COFFEE SHOPS. THE AREA IS SERVED BY SEVERAL SCHOOLS, SUCH AS RYTON INFANT AND JUNIOR SCHOOLS.

RIVERSIDE PARK IS LOCATED NEARBY, OFFERING GREEN SPACE FOR RECREATION AND LEISURE YEAR-ROUND. FOR PUBLIC TRANSPORT, BLAYDON RAILWAY STATION IS APPROXIMATELY 10 MINUTES BY CAR, WITH SERVICES TO NEWCASTLE TAKING AROUND 12 MINUTES BY TRAIN. REGULAR LOCAL BUS ROUTES PROVIDE ACCESS TO NEWCASTLE CITY CENTRE AND SURROUNDING AREAS.

THIS PROPERTY OFFERS A PRACTICAL LAYOUT AND ACCESS TO LOCAL AMENITIES, MAKING IT SUITABLE FOR FAMILIES SEEKING SPACE AND CONVENIENCE IN RYTON.

The accommodation:

Entrance:

Composite door to the front, storage and access to garage.

Lounge: 16'6" 5.03m into bay x 13'4" 4.06m

UPVC bay window to the front and radiator.

Kitchen/Diner/Family: L Shaped 27'0" 8.23m x 18'3" 5.53m max

UPVC French doors, UPVC window, fitted with a range of matching wall and base units with work surfaces above incorporating one and a half bowl sink unit with drainer, integrated gas hob and electric oven, family room and dining space, two radiators.

Utility Room:

Composite door to the rear, UPVC window and plumbed for washing machine.

WC:

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

First Floor Landing:
Storage and radiator.

Bedroom One: 12'7" 3.84m plus radiator x 10'4" 3.15m
UPVC window, walk in wardrobes and radiator.

En Suite:
UPVC window, walk in shower, low level wc, wash hand basin, part tiled and radiator.

Bedroom Two: 13'2" 4.01m x 9'11" 3.02m
UPVC window and radiator.

En Suite:
UPVC window, walk in shower, low level wc, wash hand basin, part tiled and radiator.

Bedroom Three: 10'3" 3.12m x 9'7" 2.92m
UPVC window and radiator.

Bedroom Four: 12'8" 3.86m x 9'7" 2.92m
UPVC window and radiator.

Bedroom Five: 14'0" 4.27m x 8'2" 2.48m
UPVC window and radiator.

Bathroom wc:
UPVC window, bath with shower, low level wc, wash hand basin, part tiled and radiator.

Externally:
To the rear of the property there is a South facing rear garden. To the front there is a driveway providing off street parking leading to a double garage.

PRIMARY SERVICES SUPPLY

Electricity: MAINS
Water: MAINS
Sewerage: MAINS
Heating: MAINS
Broadband: FIBRE
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: B

RY00007285.VS.EW.29.09.2025.V.1.

Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B	85 B	
69-80	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

