

Holburn Gardens | Ryton | NE40 3DZ

£425,000

3 1 1

DETACHED BUNGALOW

THREE BEDROOMS

BRIGHT RECEPTION ROOM

SUN ROOM

SOUTH FACING GARDEN

DOUBLE & SINGLE GARAGE

DRIVEWAY

VIEWING ADVISED

RMS | Rook Matthews Sayer

FOR SALE – A WELL-PRESENTED THREE-BEDROOM DETACHED BUNGALOW OFFERING GENEROUS ACCOMMODATION AND EXCELLENT OUTDOOR SPACE IN RYTON.

THIS LARGER-SIZED FAMILY HOME PROVIDES A BRIGHT, SPACIOUS RECEPTION ROOM WITH FOCAL FIREPLACE AND DUAL-ASPECT WINDOWS, CREATING A COMFORTABLE MAIN LIVING AREA. TO THE REAR, A MODERN KITCHEN/DINER FEATURES FITTED UNITS, AMPLE WORKTOP SPACE AND ROOM FOR A FAMILY DINING TABLE, LEADING THROUGH TO A CONSERVATORY. THE CONSERVATORY INCLUDES A WOOD-BURNING STOVE AND DEDICATED BAR AREA, FORMING A SUPERB YEAR-ROUND ENTERTAINING SPACE THAT FLOWS NATURALLY OUT TO THE GARDEN.

ALL THREE BEDROOMS ARE DOUBLE ROOMS WITH GOOD NATURAL LIGHT AND NEUTRAL DÉCOR, OFFERING FLEXIBLE OPTIONS FOR FAMILY LIVING, GUESTS OR HOME WORKING. THE BATHROOM IS FITTED WITH A CONTEMPORARY FOUR-PIECE SUITE INCLUDING SEPARATE BATH AND SHOWER.

OUTSIDE, THE SOUTHERLY FACING WRAP-AROUND GARDEN IS ARRANGED IN DISTINCT ZONES FOR RELAXING AND ENTERTAINING, WITH LAWNED AND PATIO AREAS AND ESTABLISHED PLANTING PROVIDING PRIVACY AND GREENERY. TO THE FRONT, A DRIVEWAY LEADS TO BOTH A DOUBLE AND A SINGLE GARAGE, GIVING PLENTIFUL PARKING AND STORAGE.

RYTON OFFERS A STRONG COMMUNITY FEEL WITH LOCAL SHOPS, CAFÉS AND AMENITIES ON FRONT STREET, WHILE NEARBY RYTON WILLOWS AND LOCAL PLAYING FIELDS PROVIDE ATTRACTIVE GREEN SPACE AND RIVERSIDE WALKS. FAMILIES BENEFIT FROM ACCESS TO LOCAL PRIMARY AND SECONDARY SCHOOLS IN THE AREA. BLAYDON RAILWAY STATION IS AROUND A 10–15 MINUTE DRIVE, PROVIDING SERVICES TO NEWCASTLE IN APPROXIMATELY 10 MINUTES AND TO HEXHAM IN AROUND 30 MINUTES, WHILE REGULAR BUS ROUTES LINK RYTON WITH NEWCASTLE CITY CENTRE AND SURROUNDING TOWNS.

The accommodation:

Entrance:
UPVC door to the front, door to;

Hallway:
Radiator.

Bedroom Three: 11'0" 3.35m x 9'5" 2.88m
Double glazed UPVC window to the side, coving to ceiling and radiator.

Lounge: 21'6" 6.56m x 11'0" 3.36m
Double glazed sliding door to the rear, electric fire with surround, coving to ceiling, radiator and doors to;

Sun Room: 26'7" 8.10m x 11'0" 3.36m
Double glazed windows to all three sides, sliding doors to the rear garden and log burner.

Bedroom Two: 14'9" 4.50m x 9'0" 2.75m
Double glazed UPVC window to the side, fitted wardrobes, coving to ceiling and radiator.

Kitchen: 16'10" 5.13m x 16'7" 5.06m
Double glazed UPVC window to the side, double glazed UPVC door to the front, fitted with a range of matching wall and base units with work surfaces above incorporating sink with drainer, two electric ovens, hob, extractor hood, built in microwave, plumbed for dishwasher and radiator.

Bedroom One: 11'0" 3.36m x 11'0" 3.35m
Double glazed UPVC window to the front and the side, radiator.

Bathroom wc: 12'1" 3.68m x 8'4" 2.53m
Double glazed window to the side, roll stop free standing bath, shower cubicle, vanity wash hand basin, push button wc, loft access and radiator.

Externally:
There is a driveway to the front providing off street parking. To the rear there is a lawned garden with patio and decked area. There is a double and a single garage.

Outdoor Room One:
Utility, plumbed for washing machine.

Outdoor Room Two:
Double glazed UPVC window to the side and wc.

PRIMARY SERVICES SUPPLY
Electricity: MAINS
Water: MAINS
Sewerage: MAINS
Heating: MAINS
Broadband: FIBRE TO PREMISES
Mobile Signal Coverage Blackspot: No
Parking: DRIVEWAY

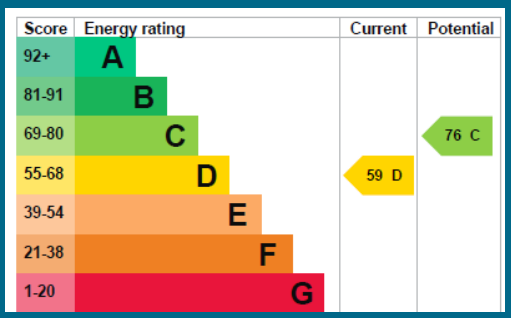
MINING
The North East region is famous for its rich mining heritage and therefore it will be beneficial to conduct a mining search. Confirmation should be sought from a conveyancer as to its effect on the property, if any.

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

Agents Note:
Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

COUNCIL TAX BAND: B
EPC RATING: E

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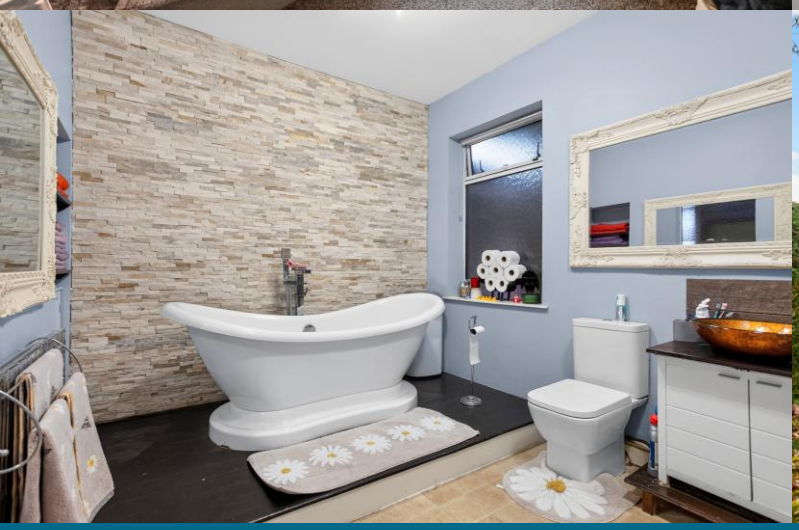


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Money Laundering Regulations – intending purchasers will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We will also use some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

The Property Ombudsman

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