BRUNTON
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BURNABY DRIVE, RYTON, NE40

Offers Over £325,000

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An impressive and beautifully presented family home, occupying an attractive position on the highly regarded Burnaby Drive in Ryton. Offering generous and versatile accommodation, the property combines a warm, welcoming feel with stylish presentation, making it ideally suited to modern family life.

The home is complemented by excellent outdoor space, with off-road parking, a garage and a well-established rear garden providing an inviting setting for relaxing and entertaining.

Ryton is a desirable and well-established village, appreciated for its excellent balance of convenience and semi-rural charm. Well-connected, with regular bus services to Newcastle, the MetroCentre, and surrounding villages. For rail travel, Blaydon, Prudhoe, and Wylam stations are nearby, while good road links make commuting by car straightforward.

Families benefit from a wide range of schooling options, including Crookhill Primary, Ryton Community Infant School, Ryton Junior School, and Thorp Academy for secondary education. There are also several nearby primary schools and a selection of private day schools to choose from.

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This attractive and beautifully presented family home occupies a desirable position on Burnaby Drive in Ryton, offering generous and versatile accommodation, excellent outdoor space and a welcoming atmosphere throughout. Combining traditional character with the practical requirements of modern family living, the property benefits from spacious reception rooms, four well-proportioned bedrooms, a conservatory and an integral garage.

The internal accommodation comprises an entrance vestibule opening into a welcoming hallway, with stairs rising to the first-floor landing. The ground floor offers an excellent choice of reception spaces, including a generous dining room and a beautifully presented lounge, also featuring a bay window. Both rooms enjoy an abundance of natural light and provide comfortable spaces for everyday family living and entertaining.

The kitchen is fitted with an extensive range of warm-toned wooden units, complemented by contrasting work surfaces and tiled splashbacks, providing excellent storage and preparation space. French doors from the kitchen lead into the impressive conservatory. With extensive glazing, pleasant garden views and direct outdoor access, the conservatory provides a wonderful additional reception space. A separate utility room and convenient ground-floor WC complete the accommodation, with the utility also providing access to the garden and integral garage.

To the first floor, the landing leads to four generously proportioned bedrooms, one of which benefit from attractive bay window and pleasant outlooks. The versatile accommodation is ideally suited to growing families, with scope to accommodate guests or additional home-working space. The spacious family bathroom is well appointed, featuring a walk-in shower, together with a wash hand basin and WC. The master bedroom does also benefit from an en-suite.

Externally, the property is complemented by a substantial front garden and a generous driveway providing ample off-street parking and access to the integral garage. To the rear, the beautifully established garden is a particular highlight, featuring an extensive lawn, mature trees, shrubs and attractive planting. A paved terrace provides an inviting setting for outdoor dining and entertaining, while the surrounding greenery creates a pleasant sense of privacy.

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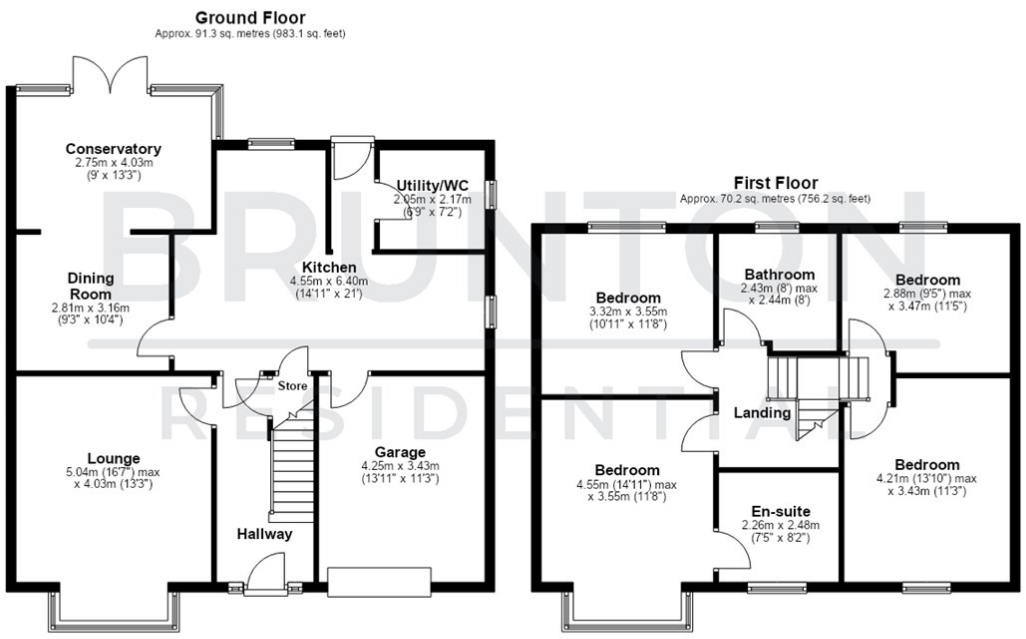
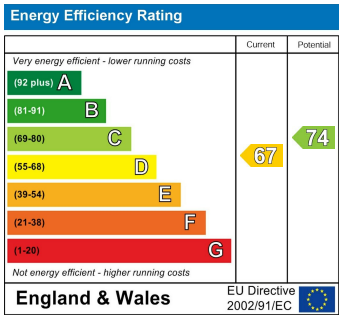
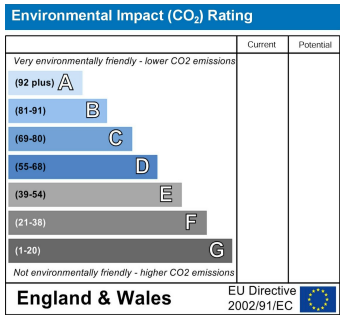
TENURE : Freehold

LOCAL AUTHORITY : Gateshead Borough

COUNCIL TAX BAND : D

EPC RATING : D



Total area: approx. 161.6 sq. metres (1739.3 sq. feet)