



## Willow Court, Ryton

Immaculate four-bedroom two-bathroom detached dormer bungalow available to rent from mid-July.

This spacious family home is set in a quiet location with schools, shops, good transport links, and other amenities close by. The accommodation has an enclosed garden with decked and paved patio areas, driveway parking for cars and single garage. Early viewing is recommended.

**£1,350 pcm**

**ENTRANCE HALL**



**ADDITIONAL ENTRANCE**



**LOUNGE**

13'6" 15'4" x 0' 0" (4.34m x 0m)

Double glazed window and French doors to decked patio area, coving to ceiling, double sockets TV point and central heating radiator to wall.



**DINNING ROOM**



**KITCHEN**

8'6" 8'5" x 0' 0" (2.64m x 0m)

Fitted kitchen units with integrated appliances, sink unit with mixer tap, dishwasher, fridge, freezer and washing machine, electric oven, and hob with extractor unit.



**DOWNSTAIRS SHOWER ROOM**



**UPPER LANDING**



**MAIN BEDROOM**

18'9" x 17'4" (5.92m x 0m)

First floor large master bedroom with fitted wardrobes and storage to the eaves, double glazed window, sport lights to ceiling and central heating radiator.



**2ND BEDROOM**

11'6" x 12'2" x 0' 0" (3.66m x 0m)

Double glazed window, fitted wardrobes and dressing unit to walls, central heating radiator,



**STUDY/BEDROOM 3**

9'10" x 9'1" x 0' 0" (2.97m x 0m)

Double glazed window, central heating radiator, double sockets



**BATHROOM**



### CONSERVATORY

12'2" 8'5" (3.86m)

Double glazed window, door to enclosed rear garden, double sockets.



### BACK GARDEN

enclosed rear garden with paved and decked patio areas with lawn. To the front of the property there is grassed area and side access for bin storage and long driveway with parking for cars and a single garage.



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