



Brimstone Close | Ryton | NE40 3BX

OIEO £335,000



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DETACHED FAMILY HOME

FOUR BEDROOMS

OPEN PLAN

IMMACULATE

THREE BATHROOMS

WELL PLANNED LAYOUT

DRIVEWAY FOR FOUR CARS

REAR GARDEN

RMS | Rook
Matthews
Sayer

THIS DETACHED 4-BEDROOM HOUSE IS OFFERED FOR SALE IN RYTON AND PRESENTS AN IMMACULATE, WELL-PLANNED LAYOUT SUITABLE FOR A RANGE OF LIVING ARRANGEMENTS, INCLUDING MULTI-GENERATIONAL HOUSEHOLDS OR THOSE SEEKING LARGE AND FLEXIBLE GROUND-FLOOR ACCOMMODATION.

ON ARRIVAL, THE PROPERTY PROVIDES PARKING FOR FOUR CARS ON THE FRONT DRIVEWAY, OFFERING PRACTICAL CONVENIENCE FOR FAMILIES AND VISITORS ALIKE. INTERNALLY, THE HOUSE INCLUDES ONE RECEPTION ROOM AND A SINGLE, EXTENDED KITCHEN/LIVING/DINING SPACE, DESIGNED TO FORM THE MAIN HUB OF THE HOME. THE EXTENSION HAS CREATED A GENEROUS OPEN-PLAN AREA THAT IS WELL SUITED TO EVERYDAY FAMILY LIFE AS WELL AS ENTERTAINING, WITH DEFINED ZONES FOR COOKING, DINING AND RELAXATION.

A KEY FEATURE OF THE GROUND FLOOR IS THE BEDROOM WITH EN-SUITE FACILITIES, ALLOWING FOR VERSATILE USE. THIS ROOM CAN SERVE AS A SELF-CONTAINED SPACE FOR A RELATIVE, A PRIVATE GUEST BEDROOM, OR A CONVENIENT BEDROOM FOR THOSE WHO PREFER OR REQUIRE GROUND-FLOOR LIVING. WITH THREE BATHROOMS IN TOTAL, THE PROPERTY PROVIDES AMPLE FACILITIES TO SUPPORT A BUSY HOUSEHOLD AND EASE MORNING AND EVENING ROUTINES.

THE REMAINING BEDROOMS ARE ARRANGED TO PROVIDE COMFORTABLE PRIVATE ACCOMMODATION, WITH FLEXIBILITY FOR USE AS HOME OFFICES, CHILDREN'S ROOMS OR HOBBY SPACES, DEPENDING ON REQUIREMENTS. THE OVERALL INTERNAL LAYOUT BALANCES COMMUNAL FAMILY AREAS WITH QUIETER, MORE PRIVATE ROOMS.

RYTON IS A POPULAR RESIDENTIAL AREA TO THE WEST OF NEWCASTLE UPON TYNE, KNOWN FOR ITS VILLAGE-STYLE CENTRE AND ACCESS TO GREEN SPACE. NEARBY, RESIDENTS CAN ENJOY RIVERSIDE AND COUNTRYSIDE WALKS ALONG THE TYNE VALLEY, INCLUDING LOCAL PARKS AND OPEN AREAS SUITABLE FOR WALKING, CYCLING AND OUTDOOR RECREATION. RYTON'S LOCAL AMENITIES TYPICALLY INCLUDE SHOPS, CAFÉS AND ESSENTIAL SERVICES, CONTRIBUTING TO A CONVENIENT DAY-TO-DAY LIFESTYLE.

TRANSPORT LINKS FROM RYTON SUPPORT COMMUTING ACROSS TYNESIDE AND BEYOND. THE NEAREST RAIL SERVICES ARE GENERALLY ACCESSED VIA STATIONS ALONG THE TYNE VALLEY LINE, SUCH AS BLAYDON OR WYLAM, OFFERING ROUTES TOWARDS NEWCASTLE UPON TYNE, HEXHAM AND CARLISLE. FROM THESE STATIONS, JOURNEY TIMES INTO NEWCASTLE CITY CENTRE CAN BE AROUND 10-20 MINUTES, DEPENDING ON SERVICE CHOSEN. ROAD CONNECTIONS ARE ALSO A KEY BENEFIT, WITH ROUTES TOWARDS THE A69 AND A1 PROVIDING ACCESS INTO NEWCASTLE, GATESHEAD AND THE WIDER REGION, AS WELL AS TOWARDS NORTHUMBERLAND AND COUNTY DURHAM. LOCAL BUS SERVICES TYPICALLY CONNECT RYTON WITH SURROUNDING COMMUNITIES AND CENTRAL NEWCASTLE, OFFERING AN ALTERNATIVE TO DRIVING FOR COMMUTING, SHOPPING OR LEISURE.

FAMILIES CONSIDERING LOCAL EDUCATION WILL FIND THAT RYTON AND THE SURROUNDING AREA OFFER A CHOICE OF PRIMARY AND SECONDARY SCHOOLS WITHIN A REASONABLE TRAVELLING DISTANCE, SUPPORTING THE PROPERTY'S APPEAL FOR THOSE WITH SCHOOL-AGE CHILDREN. COMMUNITY FACILITIES, SPORTS CLUBS AND LOCAL ORGANISATIONS ADD TO THE AREA'S ESTABLISHED RESIDENTIAL CHARACTER.

IN SUMMARY, THIS DETACHED 4-BEDROOM HOUSE FOR SALE IN RYTON COMBINES AN IMMACULATE INTERNAL CONDITION WITH PRACTICAL FEATURES SUCH AS THREE BATHROOMS, A GROUND-FLOOR EN-SUITE BEDROOM FOR VERSATILE LIVING, A LARGE EXTENDED KITCHEN/LIVING/DINING ROOM, AND DRIVEWAY PARKING FOR FOUR CARS, ALL SET WITHIN A WELL-CONNECTED TYNE VALLEY LOCATION.

The accommodation:

Entrance:

Composite door to the front, stairs to first floor and radiator.

WC:

Double glazed UPVC window to the front, built in low level wc, pedestal wash hand basin and radiator.

Lounge: 14'11" 4.55m into bay x 13'7" 4.15m

UPVC box bay window to the front and radiator.

Kitchen Diner: 21'7" 6.58m x 9'4" 2.84m

Double glazed UPVC window to the rear, fitted with a range of matching wall and base units with work surfaces above incorporating double sink unit with drainer, gas hob, electric oven, extractor, plumbed for washing machine, storage cupboard and radiator.

Reception Room Two: 11'9" 3.58m x 13'3" 4.04m

Two double glazed UPVC windows to the side and double glazed French doors to the garden.

Inner Hallway:

UPVC window to the front and door to;

Bedroom Four: 19'3" 5.87m max x 9'4" 2.84m max

Double glazed UPVC window to the front, loft access and radiator.

En Suite:

Double glazed UPVC window to the front, corner shower cubicle, low level push button wc, vanity wash hand basin, heated towel rail and extractor.

First Floor Landing:

Double glazed UPVC window to the side, storage cupboard and loft access.

Bedroom One: 12'4" 3.76m max x 9'3" 2.82m plus recess

UPVC window to the front and radiator.

En Suite:

Double glazed window to the front, shower cubicle, built in low level wc, pedestal wash hand basin, heated towel rail and extractor.

Bedroom Three: 11'3" 3.43m x 7'2" 2.18m

Double glazed UPVC window to the rear and radiator.

Bedroom Two: 10'9" 3.28m max x 10'1" 3.07m plus recess

Double glazed UPVC window to the rear and radiator.

Bathroom wc:

Double glazed window to the front, paneled bath with shower over, pedestal wash hand basin, built in low level wc and radiator.

Externally:

To the front of the property there is a driveway providing off street parking for four cars and an electric charging point. To the rear there is a lawned garden with a patio and two garden sheds which can be accessed from the side of the property

PRIMARY SERVICES SUPPLY

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: MAINS

Broadband: CABLE

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:

Currently, the Vendors details do not match the Registered Title at Land Registry. Please ask the branch for more details.

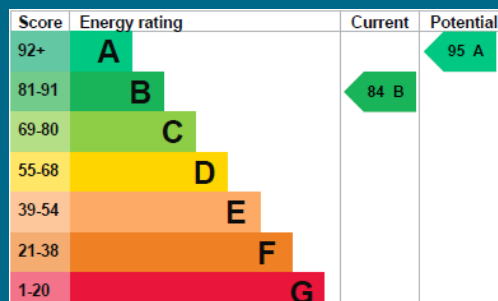
Agents Note:

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: D

EPC RATING: B

RY00007598.VS.EW.04.08.2026.V.1.



T:0191 4131313

ryton@rmsestateagents.co.uk

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Matthews
Sayer



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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.



T: 0191 4131313
ryton@rmsestateagents.co.uk

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