

# BRUNTON

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RESIDENTIAL



**THE MOUNT, RYTON, NE40**

**£400,000**

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Brunton residential are thrilled to present this spacious family home, a well-presented and generously proportioned family home situated in a desirable residential area of Ryton. This versatile property offers spacious and flexible accommodation across two floors, ideal for modern family living.

Internally, the home boasts an excellent layout, including a bright and spacious lounge, a separate dining room perfect for entertaining, and a well-appointed kitchen with ample storage and worktop space. A practical utility area and integral garage provide added convenience. The property features three comfortable bedrooms and family bathroom. Each room is well-sized double and thoughtfully designed to maximise space and natural light.

Outside, the home benefits from a private garden, one of the largest on the estate and driveway parking, making it perfect for families or those looking for a peaceful yet well-connected place to call home.

Located in the heart of Ryton, The Mount enjoys easy access to local amenities, reputable schools, and excellent transport links to Newcastle and surrounding areas

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The internal accommodation is both spacious and well-presented throughout. A welcoming hallway greets you on entry, with stairs leading to the first floor. Off the hallway is a generous cloakroom, which offers excellent potential to be converted into a WC if desired.

The ground floor features a large, beautifully styled living room with a charming bow window and a decorative fireplace. This space flows seamlessly into a bright and airy dining room, creating a warm and inviting setting for family life. The dining room also benefits from sliding doors that open directly onto the rear garden.

To the rear of the property, the well-appointed kitchen is fitted with a range of high-quality base and wall units, offering ample storage and workspace. It includes tiled splashbacks, an integrated oven, hob, extractor, fridge freezer, and dishwasher. A door from the kitchen leads directly into the garage, providing additional convenience and storage options.

Upstairs, the first floor comprises a well-sized family bathroom with partially tiled walls, a pedestal sink, WC, and a bath with overhead shower. The space is generous enough to accommodate both a walk-in shower and a bathtub, if desired.

There are three well-proportioned bedrooms on this level, including two spacious doubles and a smaller double. The rear-facing double bedroom benefits from built-in wardrobes, a washbasin, and pleasant views over the garden. The second double, at the front of the property, features dual aspect windows that allow for plenty of natural light. The third bedroom, although slightly smaller, comfortably fits a double bed.

Externally, the property offers a large driveway and a lawned front garden. To the rear, it boasts one of the largest gardens on the estate, fully enclosed, mainly laid to lawn with well-tended flower beds and potted shrubs, and offering excellent privacy.

Given the generous plot size, the property offers significant potential for extension or development to the rear, subject to the necessary planning permissions.



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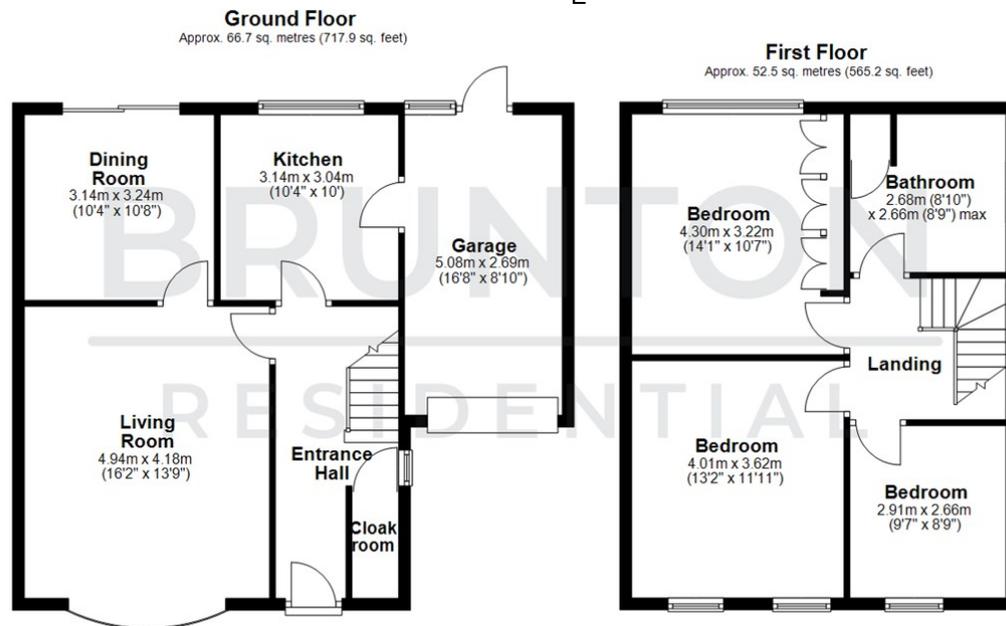
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TENURE : Freehold

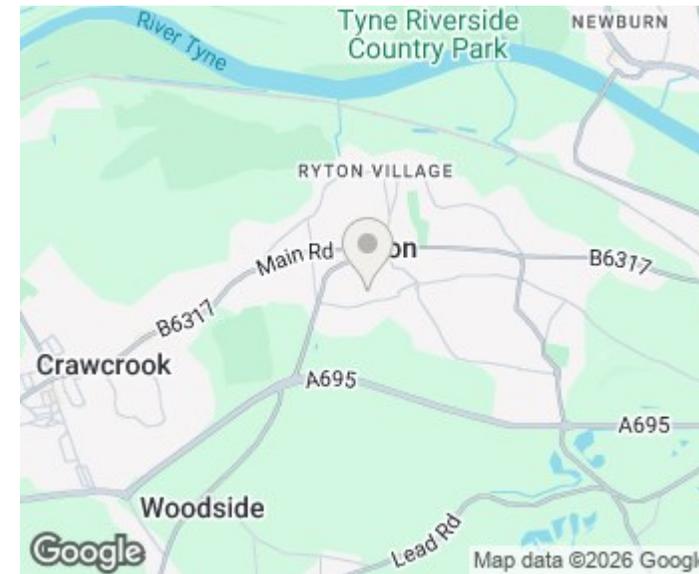
LOCAL AUTHORITY : Gateshead

COUNCIL TAX BAND : E

EPC RATING :



All measurements are approximate and are for illustration only.  
Plan produced using PlanUp.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	