



## Skylark Grove, Ryton, Tyne and Wear, NE40 3FH

\*\*\*Beautifully Presented Extended Family Home\*\*\* This lovely feel modern build detached four bedroom home is sure to impress a wide range of buyers looking to make that special property home! To the ground floor there is a lounge, spacious W/C, open plan kitchen/diner boasting separate utility room, stunning orangery area and bonus gym space! To the first floor there are four good sized bedrooms and white suite family bathroom, the master features a shower room en-suite and walk in wardrobe. Externally this lovely home hosts an attached garage and multi vehicle driveway to the front and enclosed spacious garden to the rear ideal for entertaining with its lawn and decking areas. This is a wonderful home simply not to be missed out on! EPC Rating B.

\*\*\*Extended Family Home\*\*\*

Beautifully Presented

Four Bedrooms

Multi Car Driveway

Close to Ryton Village

EPC Rating B

**£350,000**

**Lounge** 15' 0" x 12' 11" (4.57m x 3.94m)

This lovely living area benefits from a dual aspect window outlook to the front of the property.

**W/C** 6' 0" x 4' 10" (1.83m x 1.47m)

Features a white suite W/C and Wash Basin.

**Kitchen** 17' 8" x 9' 5" (5.38m x 2.86m)

A beautifully bespoke kitchen area accessing the orangery and separate utility room. Fitted with a range of wall and base units for storage integrated dishwasher, washing machine, electric oven, gas oven, induction hob, 50/50 fridge/ freezer.

**Orangery** 12' 6" x 10' 6" (3.82m x 3.21m)

A beautiful entertainment room being used for family dining and easy access to the enclosed garden.

**Gym** 10' 6" x 7' 7" (3.21m x 2.32m)

This room could be utilised for a whole host of uses- this excellent bonus room is currently being used as a gym.

**Bedroom 1** 13' 4" x 12' 6" (4.06m x 3.81m) Max

The master bedroom benefits from its own walk in wardrobe space and en-suite shower room.

**En-Suite** 9' 9" x 7' 2" (2.96m x 2.18m) Max

Walk in shower, w/c and wash basin.

**Walk In Wardrobe** 5' 2" x 5' 1" (1.58m x 1.54m)

Walk in wardrobe/storage area.

**Bedroom 2** 14' 7" x 10' 4" (4.45m x 3.14m) Max

**Bedroom 3** 11' 4" x 11' 1" (3.45m x 3.37m) Max

**Bathroom** 9' 9" x 7' 0" (2.96m x 2.14m)

Features a white suite bath with overhead shower, w/c and wash basin.

**Bedroom 4** 10' 1" x 8' 6" (3.08m x 2.58m)

**Loft** 29' 9" x 28' 11" (9.08m x 8.82m) Max

Boarded and carpeted for storage, accessed via ladder. Benefits from light and power.

**Garage** 17' 2" x 9' 10" (5.23m x 2.99m) Max

The garage benefits from power points, lighting, owner installed wracking and rubber flooring.

**Externally**

This fabulous family home hosts a multi car driveway to the front, attached garage with power and lighting ideal for storage or a separate work area. The enclosed rear garden is ideal for entertaining with both lawn and decking areas!

**Additional Information**

Council tax band D. EPC Rating B. We understand this property is freehold. Mobile phone coverage and broadband availability: <https://checker.ofcom.org.uk/> Coal mining: The North East has a widespread coal mining heritage and many properties are built within the vicinity of historic coal mining. We have not been made of aware of any specific issues with this property. Your conveyancer may carry out a coal mining search.

**Important Note To Purchasers**

We have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. The measurements are a guide to prospective buyers only and are not precise. We have not carried out a structural survey and the services, appliances and fittings have not been tested by us. If you require any further information, please contact us.



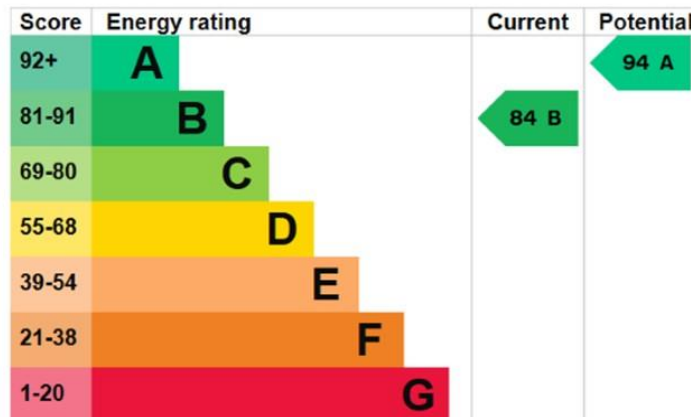


# Floorplan



Total area: approx. 256.7 sq. metres (2762.9 sq. feet)

## EPC Graph (full EPC available on request)



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