GILMORE ESTATES

Property Sales & Lettings







£380,000

, Grayling Way, , Ryton, , NE40 3BZ

104 Grayling Way, Ryton, NE40 3BZ

Welcome to this stunning detached house located at Grayling Way, Ryton, NE40 3BZ. This exceptional property, known as the Denham by Miller Homes, boasts a range of impressive upgrades that enhance its appeal.

As you step inside, you will be greeted by an immaculate presentation throughout, showcasing the care and attention that has gone into maintaining this home. The spacious dining kitchen is a true highlight, providing an ideal space for family gatherings and entertaining guests. With ample room for dining, it is both functional and inviting.

This delightful residence features four generously sized double bedrooms, ensuring that there is plenty of space for family members or guests. Each bedroom offers a comfortable retreat, perfect for relaxation after a long day.

Entrance Hallway
5'1" x 19'1" (1.57 x 5.82)
Composite door to hallway, central heating radiator, stairs to first floor and door to garage.

Cloaks WC
6'3" x 4'11" (1.92 x 1.51)
WC, wash hand basin set into vanity unit, central heating radiator and 1/2 tiled walls.

Lounge
10'10" x 16'5" (3.31 x 5.02)
UPVC bay window to front aspect and central heating radiator.

Dining Kitchen
27'6" x 9'3" (8.40 x 2.83)
Wall and base units with laminate work surfaces, high level double oven and microwave, induction hob, extractor hood, 1.5 sink and drainer with mixer tap, integrated fridge and freezer and dishwasher, two central heating radiators, inset spotlights, UPVC patio doors to rear and two UPVC windows to rear.

Utility Room
5'2" x 6'0" (1.59 x 1.83)
Plumbed for washing machine and dryer, laminate work surfaces and central heating radiator.

First Floor Landing
12'1" x 3'6" (3.69 x 1.09)

Bedroom One
16'7" x 12'7" (5.08 x 3.85)
Two UPVC windows to front aspect, central heating radiator, dressing area with double wardrobe.

Ensuite
5'1" x 8'6" (1.57 x 2.60)
Walk in shower cubicle with boiler fed shower, WC and wash hand basin, 1/2 tiled walls, bluetooth mirror, extractor fan, inset spotlights and UPVC window to side aspect.

Bedroom Two
12'10" x 10'7" (3.93 x 3.23)
UPVC window to rear aspect, central heating radiator, built in overstairs cupboard.

Bedroom Three
14'9" x 10'9" (4.50 x 3.30)
UPVC window to rear aspect and central heating radiator.

Bedroom Four
9'6" x 12'6" (2.91 x 3.82)
UPVC window to rear aspect, central heating radiator and walk in wardrobe.

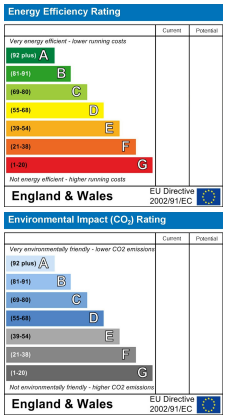
Bathroom
5'10" x 7'3" (1.79 x 2.22)
White suite comprising of bath with mixer tap and combi fed shower over, WC, pedestal wash hand basin, 1/2 tiled walls, extractor, inset spotlights, chrome radiator and UPVC window to side aspect.

Garage
9'9" x 18'9" (2.99 x 5.74)
Up and over door, wall mounted boiler, light and electric and door to hallway

Garden
Enclosed landscaped garden comprising of lawn, paved patio, decking area and garden shed and access to side of house.

Credit References and Deposit
Prospective tenants will be required to complete a credit referencing application payable whether successful or not. Prior to taking occupation of the property you will be required to pay a deposit of 1½ times the monthly rent, the first months rent in advance and an administration fee.

Directions



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