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WAGTAIL GARDENS, RYTON, NE40

£235,000


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Brunton Residential are delighted to welcome to the market this beautifully presented, modern three-bedroom semi-detached townhouse, offering spacious accommodation arranged over three floors and available with no onward chain.

Situated in the picturesque Tyne Valley, Ryton offers an attractive balance of village charm and excellent connectivity. Surrounded by beautiful countryside, the area provides wonderful opportunities for walking, cycling and enjoying the outdoors, while remaining within easy reach of Newcastle city centre and the MetroCentre.

Ryton benefits from regular bus services and excellent road links, making it an ideal location for commuters. Rail connections are also available from nearby Blaydon, Prudhoe and Wylam stations.

The area is particularly appealing to families, with a good selection of well-regarded schools nearby, including Crookhill Primary School, Ryton Community Infant School, Ryton Junior School and Thorp Academy, alongside a range of independent schooling options.

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Occupying an attractive position overlooking the development's landscaped green space and play area, this impressive townhouse offers beautifully appointed accommodation arranged over three floors. The property boasts a striking contemporary exterior, combining contrasting brickwork and render with stylish black-framed dormer and Velux windows.

Internally, the accommodation has been thoughtfully designed to suit modern family living. The ground floor opens into a welcoming lounge positioned to the front of the property, while to the rear is a spacious kitchen and dining area, providing an ideal setting for both everyday living and entertaining. The kitchen is fitted with a stylish Symphony Shaker-style range of units, complemented by a selection of integrated appliances including an oven, gas hob, fridge freezer and dishwasher. A convenient ground floor WC completes the accommodation on this level, with potential to adapt the space to incorporate utility facilities.

To the first floor are two well-proportioned double bedrooms, both offering excellent versatility, alongside a contemporary family bathroom. The second floor is dedicated entirely to the principal bedroom suite, creating a wonderful sense of privacy. This generously sized room benefits from its own en-suite shower room and attractive roof windows, allowing plenty of natural light.

Externally, the property enjoys an enclosed rear garden, predominantly laid to lawn with established planters and a useful storage shed, providing a pleasant and manageable outdoor space. Off-street parking is available to the front of the property.

Further benefits include an impressive EPC rating of B, modern fixtures and fittings throughout, and an appealing position within this popular residential development. Combining contemporary design, versatile accommodation and excellent access to local amenities and transport connections, this is a fantastic opportunity for a range of buyers, particularly those seeking a stylish, low-maintenance family home in the heart of Ryton.





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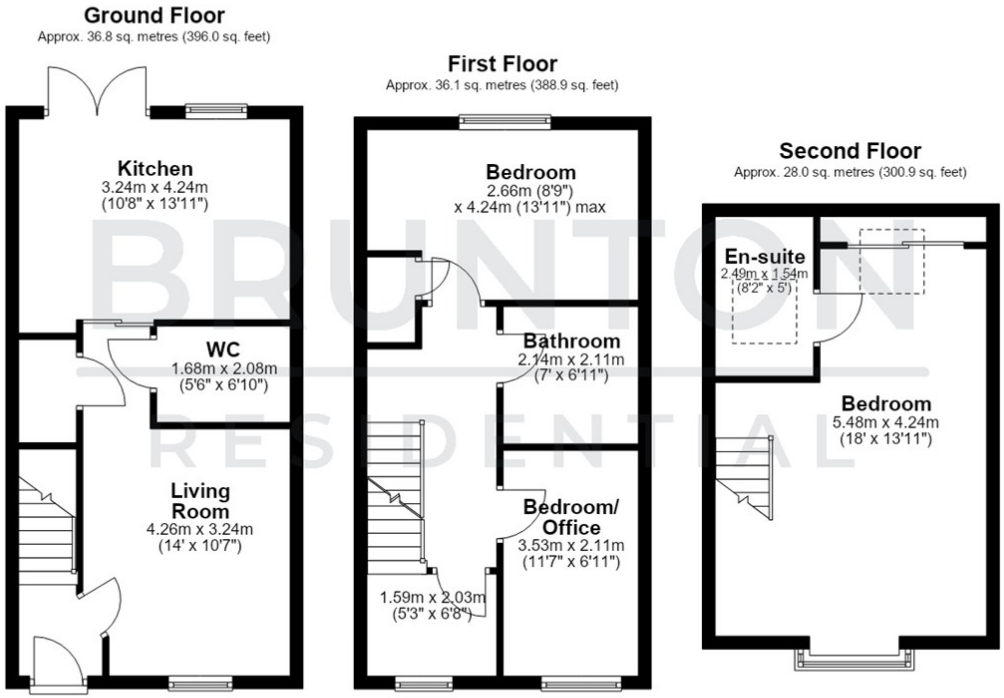
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TENURE : Freehold

LOCAL AUTHORITY : Gateshead CC

COUNCIL TAX BAND : D

EPC RATING : B



Total area: approx. 100.9 sq. metres (1085.7 sq. feet)



