Grayling Way | Ryton | NE40 3BZ

£325,000

4 1 2

FOUR BED DETACHED

BEAUTIFUL DECOR

MULIT CAR DRIVEWAY

GARAGE

OPEN PLAN KITCHEN

POPULAR ESTATE

GENEROUS GARDEN

VIEWING ADVISED

RMS | Rook Matthews Sayer

QUITE SIMPLY A MUST VIEW PROPERTY ON THE RECENTLY DEVELOPED SUMMERHILL VIEW ESTATE IN RYTON. WITH STYLISH DECORATION THROUGHOUT THIS PROPERTY WILL SUIT A GOOD RANGE OF BUYERS LOOKING FOR A "READY TO MOVE IN" TO HOME.
COMPRISING BRIEFLY; ENTRANCE HALLWAY WITH FEATURE PANELING AND ACCESS TO THE MODERN LOUNGE, DOWNSTAIRS W.C AND FAMILY KITCHEN/DINING AND SEPARATE UTILITY ROOM WITH SIDE ACCESS TO THE GARAGE. STAIRS TO THE FIRST FLOOR LANDING, FOUR GOOD SIZE BEDROOMS WITH EN-SUITE TO MASTER AND A FAMILY BATHROOM. EXTERNALLY THERE IS AN ENCLOSED GARDEN TO THE REAR WITH LAWN AND PATIO AREA AND AN OPEN ASPECT GARDEN TO THE FRONT WITH MULTI-CAR DRIVEWAY AND DETACHED SINGLE GARAGE.

RYTON OFFERS SEVERAL LOCAL AMENITIES, WITH EASY ACCESS TO LOCAL SHOPS, CAFÉS, AND THE TOWN'S AMENITIES ON THE HIGH STREET. BOTH RYTON AND NEARBY GREENSIDE HOST PARKS AND RECREATIONAL AREAS SUITABLE FOR FAMILIES. FOR THOSE WITH CHILDREN, RYTON HAS A SELECTION OF WELL-REGARDED PRIMARY AND SECONDARY SCHOOLS, INCLUDING RYTON INFANT AND JUNIOR SCHOOLS.
PUBLIC TRANSPORT LINKS IN THE AREA ARE ACCESSIBLE, WITH REGULAR BUS SERVICES CONNECTING TO GATESHEAD, NEWCASTLE UPON TYNE, AND SURROUNDING AREAS. THE NEAREST MAINLINE TRAIN STATION IS AT BLAYDON, APPROXIMATELY A 10-MINUTE DRIVE, OFFERING CONNECTIONS TO NEWCASTLE CITY CENTRE IN UNDER 15 MINUTES, AND ONWARD ROUTES TO EDINBURGH AND LONDON.
THIS PROPERTY COMBINES MODERN LIVING WITH ACCESS TO LOCAL AMENITIES AND EFFICIENT TRANSPORT CONNECTIONS, MAKING IT SUITABLE FOR FAMILIES SEEKING A HOME IN RYTON.

The accommodation:

Entrance:
Composite entrance door.

Hallway:
Stairs to first floor landing, storage cupboard, LVT flooring and radiator.

WC: 6'10" 2.08m x 3'2" 0.97m
Double glazed window, low level wc, pedestal wash hand basin, part tiled walls, LVT Flooring and radiator.

Lounge:16'3" 4.94m plus bay x 11'7" 3.54m
Double glazed bay window to the front, built in electric fire, media wall with feature recess, TV and fireplace included, TV point, LVT flooring and double radiator.

Kitchen: 10'11" 3.34m x 10'6" 3.20m
Family/Dining: 14'8" 4.48m max x 9'6" 2.88m
Double glazed window to the rear, Double glazed patio doors to the rear, fitted with a range of matching wall and base units with work surfaces above incorporating sink unit with drainer and mixer tap, tiled splash backs, built in electric fan assisted induction oven, integrated fridge freezer, dishwasher and microwave, spotlights, LVT flooring and radiator.

Utility Room: 6'0" 1.84m x 5'7" 1.71m
Door to the side, fitted with wall units with work surfaces above, plumbed for washing machine, combi boiler and LVT flooring.

First Floor Landing:
Loft access, built in storage cupboard.

Bedroom One: 15'1" 4.59m plus bay x 9'9" 2.96m
Double glazed window to the front and radiator.

En Suite: 7'4" 2.22m x 4'5" 1.35m
Double glazed window, shower cubicle with mains shower, low level wc, wash hand basin, part tiled walls, spotlights and LVT flooring.

Bedroom Two: 11'4" 3.46m x 9'11" 3.03m max
Double glazed window to the rear and radiator.

Bedroom Three: 9'11" 3.04m x 9'5" 2.87m max
Double glazed window to the front and radiator. The current owners use this as a walk-in wardrobe.

Bedroom Four: 10'5" 3.17m x 7'10" 2.38m
Double glazed window to the rear, fitted wardrobes with drawers and vanity, and radiator.

Bathroom: 6'10" 2.08m x 6'3" 1.91m
Double glazed window, three-piece suite comprising panelled bath, low level wc, part tiling to walls and radiator.

Externally:
To the rear of the property there is a garden mainly laid to lawn with a patio area. To the front there is a lawned garden with a block paved driveway providing off street parking for multiple cars leading to;
Garage
With up and over door, power and lighting.

PRIMARY SERVICES SUPPLY
Electricity: MAINS
Water: MAINS
Sewerage: MAINS
Heating: MAINS
Broadband: FIBRE TO PREMISES
Mobile Signal Coverage Blackspot: No
Parking: DRIVEWAY

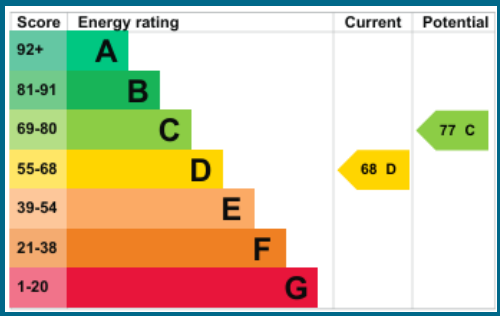
MINING
The North East region is famous for its rich mining heritage and therefore it will be beneficial to conduct a mining search. Confirmation should be sought from a conveyancer as to its effect on the property, if any.

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:
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.

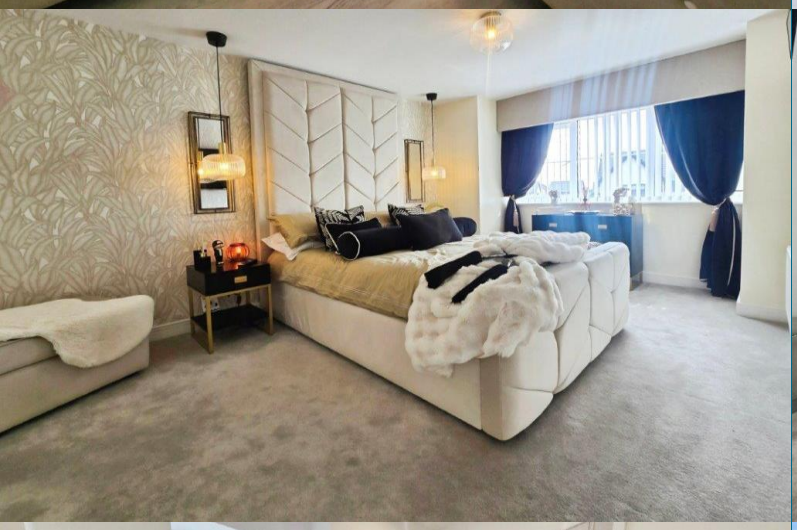
COUNCIL TAX BAND: C
EPC RATING: D

RY00007484.VS.EW.24.04.2026.V.1.



T: 0191 4131313
ryton@rmsestateagents.co.uk

RMS | Rook Matthews Sayer



Important Note: Rook Matthews Sayer (RMS) for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute part or all of an offer or contract. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck the measurements before committing to any expense. RMS has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyer's interests to check the working condition of any appliances. RMS has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. No persons in the employment of RMS has any authority to make or give any representation or warranty whatever in

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.

The Property Ombudsman

T: 0191 4131313

ryton@rmsestateagents.co.uk

RMS | Rook Matthews Sayer