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BURNABY DRIVE, RYTON, NE40

Offers Over £265,000

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Situated on Burnaby Drive in the sought-after village of Ryton, this well-presented three-bedroom semi-detached home offers spacious and versatile accommodation, making it an ideal choice for families and a range of prospective buyers. The property benefits from generous living spaces, a modern family bathroom and additional shower facilities. Externally, the property boasts attractive, well-maintained gardens featuring established planting, lawned areas and paved seating spaces, providing an ideal setting for outdoor relaxation and entertaining.

Ryton is a popular village located to the west of Newcastle upon Tyne, offering an excellent balance of village charm and everyday convenience. The area benefits from a variety of local amenities, including shops, cafés, schools and leisure facilities, along with access to picturesque countryside and riverside walks. With convenient transport links to Newcastle city centre, Gateshead and the surrounding areas, Ryton remains a desirable location for families and commuters alike.

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Situated on Burnaby Drive in the popular residential area of Ryton, this attractive three-bedroom semi-detached property offers spacious and versatile accommodation, complemented by well-maintained front and rear gardens, a driveway providing off-road parking, useful half garage space and a boarded-out loft offering additional storage. The property provides an excellent opportunity for buyers looking for a family home with generous room proportions, practical storage solutions and scope to personalise.

Upon entering the property, the entrance hallway provides access to the principal ground floor accommodation and staircase leading to the first floor. The spacious living room is a bright and welcoming reception space, featuring a large front-facing bay window which allows plenty of natural light to fill the room. A decorative fireplace with an ornate surround and gas fire, which is not currently connected, creates an attractive focal point, while the room benefits from fitted carpeting, decorative coving, a dado rail and central ceiling lighting. The generous proportions provide ample space for a range of seating arrangements, making this an ideal room for relaxing or entertaining. An attractive archway towards the rear of the room provides an open connection to the adjoining dining area.

The dining room offers a separate yet connected space for family meals and entertaining guests. Featuring glazed double doors opening onto the rear garden, the room enjoys an abundance of natural light and a pleasant outlook over the outdoor space. There is ample room for a family dining table and additional furniture, while decorative coving, a dado rail, fitted carpeting and a central light fitting complete the room.

The kitchen is arranged in a practical galley-style layout and is fitted with a range of traditional wood-effect wall and base units, providing useful cupboard and drawer storage. Contrasting work surfaces incorporate a complementary beige-coloured sink with drainer, positioned beneath a window allowing natural light into the room. Additional features include tiled splashbacks, tiled flooring, integrated cooking appliances and space for further kitchen equipment. A glazed door provides access to the adjoining utility area, creating a convenient arrangement for everyday household use.

The adjoining utility area provides valuable additional space and is fitted with a range of white base and full-height storage cupboards, together with a work surface incorporating a sink positioned beneath a large window overlooking the garden. The room features decorative tiled flooring, white panelled walls, a suspended ceiling with lighting and a radiator. An external door provides direct access outside, making this a practical area for laundry, additional storage and general household tasks.

The contemporary bathroom is conveniently located off the utility room on the ground floor and has been finished to a modern standard, featuring large-format grey wall tiles and a stylish white bathroom suite. The suite comprises a panelled bath with a wall-mounted shower and glazed shower screen, a wash hand basin set within a white vanity storage unit and a WC with concealed cistern. Additional features include a wall-mounted mirror, chrome heated towel rail, recessed ceiling lighting and complementary flooring. Its position adjoining the utility room provides a practical addition to the ground floor accommodation.

To the first floor, the landing provides access to the three bedrooms and shower room. The principal bedroom is a generously proportioned double room, benefiting from a large bay window which provides excellent natural light and an attractive outlook. Finished with fitted carpeting, painted walls, curtains, a radiator and ceiling lighting, the room provides ample space for a double bed and additional bedroom furnishings, creating a comfortable and welcoming principal sleeping space.

The second bedroom is another well-proportioned room, featuring a large window which allows natural light to enter the space. The room offers flexible accommodation for a variety of bedroom furniture arrangements, making it suitable as a guest bedroom, children's bedroom or alternative principal sleeping space. Neutral wall finishes, fitted flooring, a radiator and ceiling lighting complete the accommodation.

The third bedroom provides a further versatile space, ideally suited for use as a single bedroom, nursery, dressing room or home office. A window provides natural light, while the room benefits from fitted carpeting, a radiator, ceiling lighting and space for essential bedroom furniture. Its flexibility makes it particularly useful for families or those requiring a dedicated working-from-home area.

The first-floor shower room provides additional convenience for family living, comprising a walk-in shower enclosure with glazed screening, a pedestal wash hand basin and a low-level WC. The room features a combination of white and green wall tiling, tiled flooring, a window providing natural light and ventilation, and ceiling lighting.

The property also benefits from a boarded-out loft, providing valuable additional storage space and helping to maximise the practicality of the home.

Externally, the property occupies an attractive plot with established front and rear gardens and a variety of mature planting. The front garden is predominantly laid to lawn, complemented by neatly maintained hedging, shaped shrubs, planted borders and paved pathways. A low boundary wall and gated access provide definition to the front of the property, while the established greenery creates an attractive setting.





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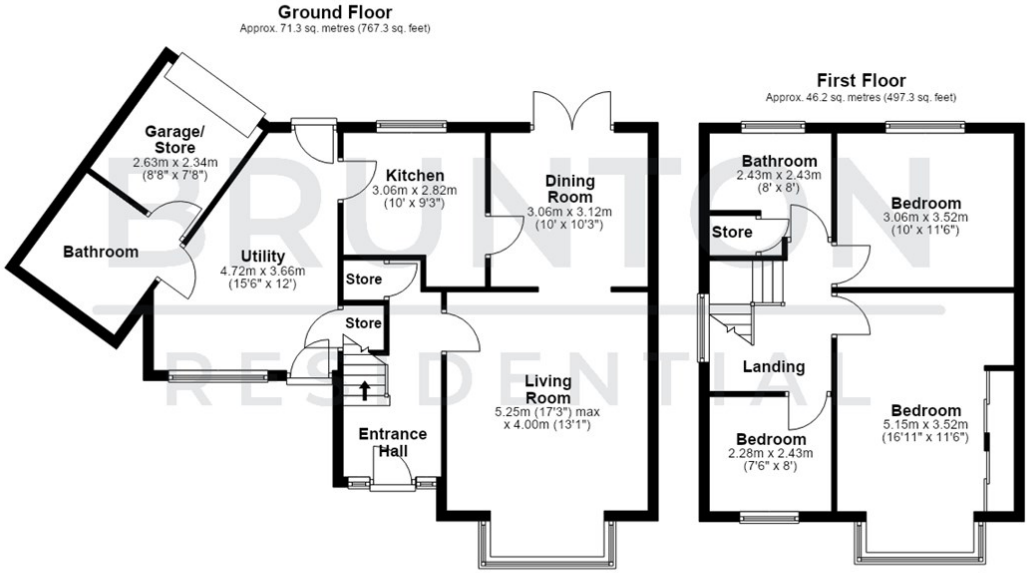
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TENURE : Freehold

LOCAL AUTHORITY : Gateshead CC

COUNCIL TAX BAND : C

EPC RATING :



Total area: approx. 117.5 sq. metres (1264.6 sq. feet)



