



Grayling Way | Ryton | NE40 3DA

**£325,000**



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**DETACHED HOUSE**

**FOUR BEDROOMS**

**KITCHEN/FAMILY ROOM**

**GROUND FLOOR WC**

**EN SUITE TO MASTER**

**DRIVEWAY**

**GARDENS**

**VIEWING ADVISED**

**RMS** | Rook  
Matthews  
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THIS DETACHED HOUSE IS FOR SALE IN A SOUGHT-AFTER NEW BUILD ESTATE IN RYTON, CONSTRUCTED BY ASHBERRY HOMES. FEATURING FOUR DOUBLE BEDROOMS, THE PROPERTY OFFERS SPACIOUS FAMILY ACCOMMODATION. THE MAIN BEDROOM INCLUDES AN EN-SUITE, WHILE ANOTHER BEDROOM BENEFITS FROM BUILT-IN WARDROBES. THERE IS A SINGLE BATHROOM EQUIPPED WITH A HEATED TOWEL RAIL AND A DOWNSTAIRS WC FOR ADDED CONVENIENCE.

THE PROPERTY HAS ONE RECEPTION ROOM WITH LARGE WINDOWS, PROVIDING NATURAL LIGHT THROUGHOUT THE SPACE. THE OPEN-PLAN KITCHEN INCLUDES DEDICATED DINING AND FAMILY AREAS, COMPLETE WITH FRENCH DOORS LEADING TO A LARGE WEST-FACING GARDEN. ADDITIONAL FEATURES INCLUDE A GARAGE AND DOUBLE DRIVEWAY.

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 door to the front, storage under stairs, access to garage and radiator.

WC:

UPVC window, low level wc, part tiled and radiator.

Lounge: 15'9" 4.80m x 9'11" 9.02m

UPVC window and radiator.

Kitchen/Family Room: 27'7" 8.41m x 10'1" 3.07m

UPVC window and UPVC French doors to the garden, fitted with a range of matching wall and base units with work surfaces above incorporating one and a half bowl stainless steel sink unit and drainer, integrated electric oven and grill, gas hob, fridge freezer, dishwasher, plumbed washing machine, dining space and three radiators.

First Floor Landing:

Two storage cupboards and radiator.

Bedroom One: 15'8" 4.78m 13'2" 4.01m max

UPVC window and radiator.

En Suite:

UPVC window, shower, low level wc, wash hand basin, part tiled and heated towel rail.

Bedroom Two: 13'8" 4.17m x 10'3" 3.12m

UPVC window and radiator.

Bedroom Three: 11'6" 3.51m x 9'10" 2.99m  
UPVC window and radiator.

Bedroom Four: 10'3" 3.12m x 7'9" 2.36m  
UPVC window, storage cupboard and radiator.

Bathroom:

UPVC window, bath with shower, low level wc, wash hand basin, part tiled and heated towel rail.

Externally:

There is a driveway to the front providing off street parking and a garage. To the rear there is a West facing garden.

#### 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

#### COUNCIL TAX BAND: E

#### EPC RATING: B

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Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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