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WEATHERBY AVENUE, RYTON, NE40

Offers Over £350,000

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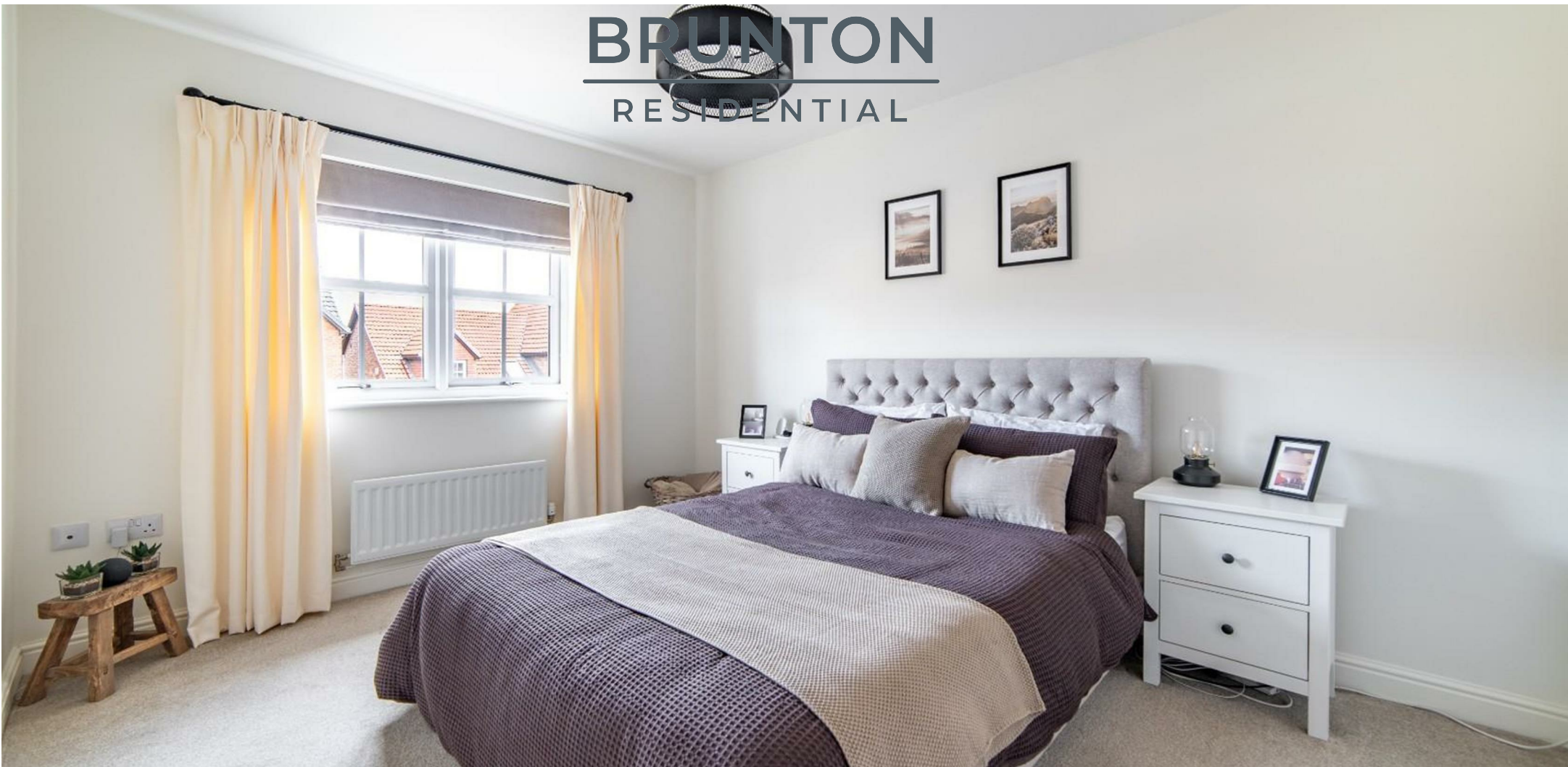
Well-presented four-bedroom detached home, built by Story Homes in the sought-after Wellington style, and located within the popular Fairfields Manor development in Ryton. The property offers spacious, modern accommodation throughout, ideal for family living.

The property features a bright lounge with a bay-fronted window, an impressive open-plan kitchen/dining room with bifold doors, and four well-proportioned bedrooms, including a main bedroom with en-suite. The layout is ideal for family living, with additional benefits including a utility room and integral garage. Externally, the property further benefits from a double driveway, and a landscaped rear garden with multiple seating areas.

Ryton is a popular residential area offering a range of local amenities including shops, cafés and well-regarded schools. The area also provides excellent transport links, with easy access to Newcastle city centre, the A1 and surrounding areas, making it ideal for commuters.

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The internal accommodation comprises: a welcoming entrance hallway with stairs leading up to the first floor. To the left is a bright and comfortable lounge, enhanced by a bow-fronted window which allows for excellent natural light and provides a pleasant outlook over the front of the property.

To the rear is an impressive open-plan kitchen/dining room, fitted with a range of wall and base units, complemented by under-cabinet lighting and integrated appliances including a dishwasher and fridge-freezer. The space comfortably accommodates dining furniture and benefits from bi-fold doors opening out to the rear garden, creating a strong connection between indoor and outdoor living. A door from the kitchen leads into a utility room, which offers additional storage, space for appliances, and access to both the rear garden and the integral garage.

To the first floor, the landing provides access to four bedrooms, comprising three doubles and a single, currently used as a home office. The main bedroom benefits from a fully tiled en-suite shower room with a rainfall shower and vanity unit. The family bathroom is finished to a high standard and includes a bath and separate rainfall shower, along with a jacuzzi bath feature.

Externally, the property benefits from a lawned garden and double driveway to the front, providing off-street parking and access to the integral garage. To the rear is a landscaped garden featuring a patio area directly off the bi-fold doors, a well-maintained lawn and a further sandstone patio to the rear, ideal for enjoying the evening sun.



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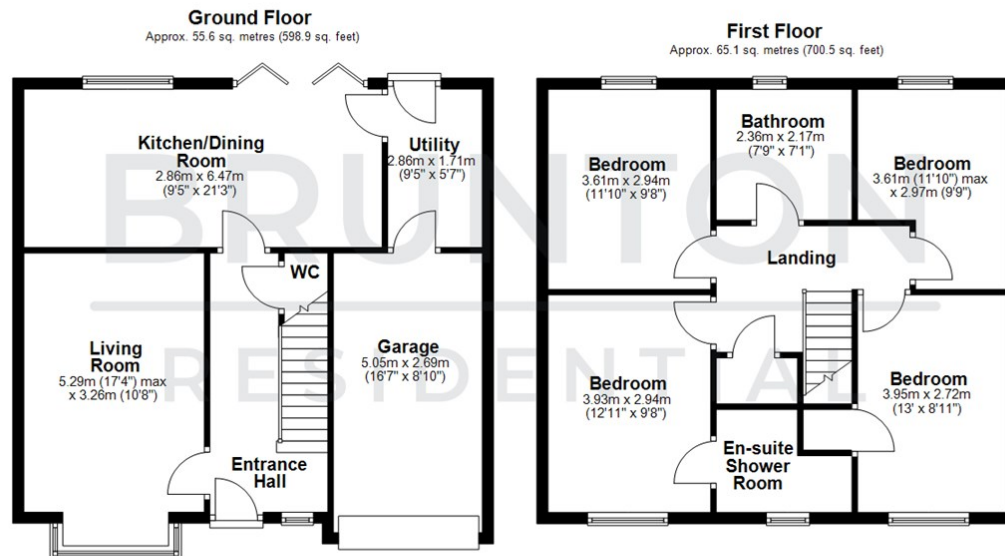
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TENURE : Freehold

LOCAL AUTHORITY : Gateshead CC

COUNCIL TAX BAND : E

EPC RATING : B



Total area: approx. 120.7 sq. metres (1299.4 sq. feet)

All measurements are approximate and are for illustration only.
Plan produced using PlanUp.



Energy Efficiency Rating	
Current	Potential
82	92
<p>Very energy efficient - lower running costs</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not energy efficient - higher running costs</p>	
<p>EU Directive 2002/91/EC</p> <p>England & Wales</p>	

Environmental Impact (CO ₂) Rating	
Current	Potential
<p>Very environmentally friendly - lower CO₂ emissions</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not environmentally friendly - higher CO₂ emissions</p>	
<p>EU Directive 2002/91/EC</p> <p>England & Wales</p>	