



3 bed detached house to buy in

Conway Close, Ryton, Ryton, Tyne and Wear, NE40 3NZ

£290,000 Offers over

 x 3  x 1  x 3

Tenure

Freehold

Property features

- ✓ Detached house
- ✓ Three bedrooms
- ✓ Conservatory
- ✓ Rear garden
- ✓ EPC Rating C

Garage parking

Key Information

- ✓ Council Tax: Band D
- ✓ EPC Rating: C
- ✓ Heating supply: Gas

Description

We are delighted to offer for sale this impressive three bedroom detached home, ideally located within the highly sought after residential area of Ryton. Offering spacious and versatile accommodation throughout, this property is perfectly suited to families and a variety of buyers seeking a well appointed home in a desirable setting.

Upon entering, you are welcomed by a bright and inviting reception area which sets the tone for the rest of the home. The generously proportioned lounge/dining area is filled with natural light, creating a warm and comfortable space ideal for both everyday living and entertaining.

The kitchen is thoughtfully designed with a range of stylish wall and base units, providing both practicality and modern appeal. It offers an excellent space for cooking and family gatherings.

To the rear, a delightful conservatory provides additional living accommodation and enjoys pleasant views over the garden. This versatile space can be used as a dining area, second sitting room, or garden room, creating a seamless connection between indoor and outdoor living.

Upstairs, the property boasts three well-sized bedrooms, each offering comfortable and flexible accommodation. The principal bedroom benefits from its own ensuite facilities, adding convenience and a touch of luxury.

Externally, the home continues to impress with a well-maintained garden providing an ideal outdoor retreat. To the front, a driveway offers off-street parking and leads to a garage, delivering valuable additional storage or secure parking.

Situated in a popular part of Ryton, the property benefits from a range of local amenities including shops, schools, and excellent transport links. Further benefits include double glazing and central heating, ensuring comfort and efficiency throughout the year.

This attractive three bedroom detached home offers spacious accommodation, excellent external features, and a prime location. Early viewing is highly recommended to fully appreciate what this property has to offer. Contact us today to arrange your viewing.

Council Tax Band: D

Tenure: Freehold

Price: Offers over £290,000

Property Type: Detached House

Parking: Garage, Driveway & Garage

Heating: Gas

External Front

Hallway

Lounge

3.40m x 7.51m (11'1" x 24'7")

Dining Area

Kitchen

4.31m x 2.86m (14'1" x 9'4")



Conservatory

3.42m x 2.63m (11'2" x 8'7")

WC



Rear Hall

2.10m x 0.87m (6'10" x 2'10")

Bedroom 1

2.75m x 4.25m (9'0" x 13'11")

En suite

1.02m x 2.52m (3'4" x 8'3")

Bedroom 2

2.55m x 4.40m (8'4" x 14'5")

Bedroom 3

2.70m x 2.29m (8'10" x 7'6")

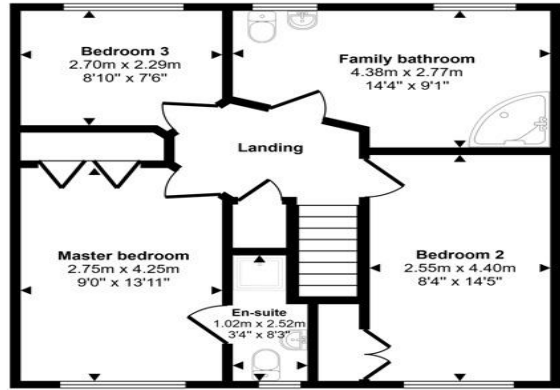
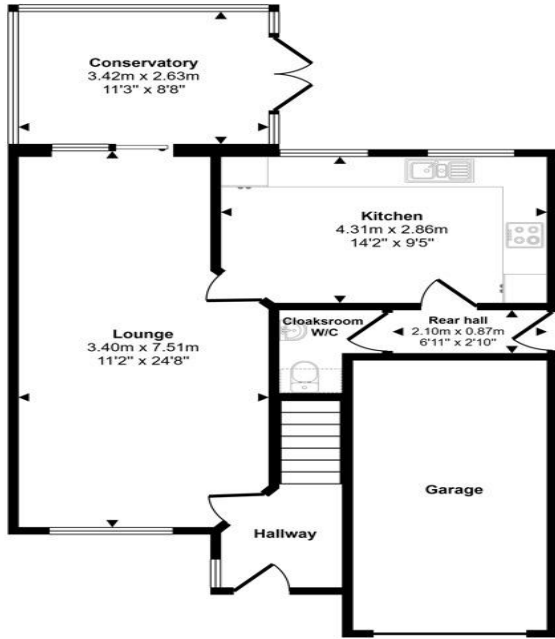
Bathroom

4.38m x 2.77m (14'4" x 9'1")

Rear Garden



Approx Gross Internal Area
124 sq m / 1333 sq ft



First Floor
Approx 54 sq m / 576 sq ft

Ground Floor
Approx 70 sq m / 757 sq ft

Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		
(69-80) C	73	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

Conway Close, Ryton, Ryton, Tyne and Wear, NE40 3NZ

Contact your local branch today for more information on this property:

1A Brackenthwaite, Leicester, Leicestershire, LE4 7GA, <https://laxmanrealestate.com/contact>

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

