

Elvaston Road Ryton Village

This prominent property stands proudly in the heart of the much sought after Ryton Village. The property has recently undergone a complete transformation and now boasts spacious and contemporary rooms whilst keeping stunning period features. As soon as you enter the property you will be wowed with the finish and styling. The property is available with no onward chain and simply must be viewed to be appreciated.

The fantastic home offers two reception rooms, a tasteful kitchen with utility space and downstairs WC. The first floor offers four bedrooms, one which could be used as an additional living space to impress your guests with your very own turret! The family bathroom is right on trend and offers a walk in shower and roll top bath. The master suite occupies the entire top floor and is the perfect spot to escape the family in your own private space, with En suite shower room, walk in wardrobe and dressing area.

The property offers a south facing yard and garage. There is excellent access to green space locally, in particular Ryton Willows which is great for walking or for children to play. the property is close to local restaurants and pubs, shops and transport links.

This property simply must be viewed

OIEO £375,000









Turret House, Elvaston Road Ryton Village, NE40 3NT

THIS PROMINENT PROPERTY STANDS PROUDLY IN THE HEART OF THE MUCH SOUGHT AFTER RYTON VILLAGE. THE PROPERTY HAS RECENTLY UNDERGONE A COMPLETE TRANSFORMATION AND NOW BOASTS SPACIOUS AND CONTEMPORARY ROOMS WHILST KEEPING STUNNING PERIOD FEATURES. AS SOON AS YOU ENTER THE PROPERTY YOU WILL BE WOWED WITH THE FINISH AND STYLING. THE PROPERTY IS AVAILABLE WITH NO ONWARD CHAIN AND SIMPLY MUST BE VIEWED TO BE APPRECIATED.

THE FANTASTIC HOME OFFERS TWO RECEPTION ROOMS, A TASTEFUL KITCHEN WITH UTILITY SPACE AND DOWNSTAIRS WC. THE FIRST FLOOR OFFERS FOUR BEDROOMS, ONE WHICH COULD BE USED AS AN ADDITIONAL LIVING SPACE TO IMPRESS YOUR GUESTS WITH YOUR VERY OWN TURRET! THE FAMILY BATHROOM IS RIGHT ON TREND AND OFFERS A WALK IN SHOWER AND ROLL TOP BATH. THE MASTER SUITE OCCUPIES THE ENTIRE TOP FLOOR AND IS THE PERFECT SPOT TO ESCAPE THE FAMILY IN YOUR OWN PRIVATE SPACE, WITH EN SUITE SHOWER ROOM, WALK IN WARDROBE AND DRESSING AREA.

THE PROPERTY OFFERS A SOUTH FACING YARD AND GARAGE.
THERE IS EXCELLENT ACCESS TO GREEN SPACE LOCALLY, IN
PARTICULAR RYTON WILLOWS WHICH IS GREAT FOR WALKING OR
FOR CHILDREN TO PLAY. THE PROPERTY IS CLOSE TO LOCAL
RESTAURANTS AND PUBS, SHOPS AND TRANSPORT LINKS.

THIS PROPERTY SIMPLY MUST BE VIEWED

The accommodation:

Entrance:

Wooden door to the front, tiled entrance and three radiators.

Lounge: 17'6" 5.33m x 14'0" 4.27m

UPVC sash windows to the front, fireplace and radiator.

Dining Room: 14'7" 4.45m x 14'2" 4.32m

UPVC windows, fireplace and exposed brick chimney breast.

Kitchen: 12'3" 3.73m x 9'11" 3.02m

Two UPVC windows, newly fitted with a range of matching wall and base units with work surfaces above incorporating Belfast sink unit,

gas cooker point and extractor fan,

Utility Area:

UPVC windows, plumbed for washing machine and radiator.

WC:

UPVC window, low level wc, concertina basin and heated towel rail.

First Floor Landing:

Radiator.

Bedroom One: 16'8" 5.08m x 14'4" 4.37m

UPVC sash windows to the front, staircase to turret with sash

windows, radiator.

Bedroom Two: 14'8" 4.47m into alcove x 13'6" 4.12m irregular

shape

UPVC window and radiator.

Bedroom Three: 14'5" 4.39m x 6'9" 2.06m

UPVC window and radiator.

Bedroom Four: 21'3" 6.48m x 6'2" 1.88m

UPVC window and radiator.

Bathroom:

UPVC window, free standing bath, large walk in shower, low level wc, vanity wash hand basin, tiled floor and heated towel rail.

Second Floor Landing:

Skylight.

Bedroom Five: 19'1"5.82m plus dormers x 15'11" 4.85m Sash dormer windows, UPVC window to the rear, exposed ceiling beams and two radiators.

Dressing Room/Walk In wardrobe.

En Suite:

Walk in shower, low level wc, vanity wash hand basin, part tiled and heated towel rail.

Externally:

There is a rear enclosed yard and a garage.

Basement/Cellar:

24'6" 7.5m x 14'7" 4.5m x 6'8" 1.2m (high)

PRIMARY SERVICES SUPPLY

Electricity: MAINS Water: MAINS Sewerage: MAINS Heating: MAINS Broadband: ADSL

Mobile Signal Coverage Blackspot: NO

Parking: GARAGE

MINING

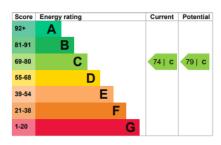
The property is not known to be on a coalfield and not known to be directly impacted by the effect of other mining activity. The North East region is famous for its rich mining heritage and confirmation should be sought from a conveyancer as to its effect on the property, if any.

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: C EPC RATING: C

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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.

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