

# BRUNTON

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## RESIDENTIAL



**MEADOW CLOSE, RYTON, NE40**

**Offers Over £235,000**

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Brunton Residential are delighted to present this excellent three-bedroom semi-detached home fully refurbished to a high standard, ideally situated within the sought-after Meadows estate in Ryton. Meadow Close offers a fantastic location, with convenient access to the shops, amenities, and facilities of Ryton village, as well as local schools and nurseries.

Positioned on the edge of the picturesque Tyne Valley, the area provides plenty of opportunities for walking and cycling, perfect for enjoying the local scenery. Ryton is well-connected, with regular bus services to Newcastle, the MetroCentre, and surrounding villages. For rail travel, Blaydon, Prudhoe, and Wylam stations are nearby, while good road links make commuting by car straightforward.

Families benefit from a wide range of schooling options, including Ryton Community Infant School, Ryton Junior School, and Thorp Academy for secondary education. There are also several nearby primary schools and a selection of private day schools to choose from.

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Upon entering, you are greeted by a bright and welcoming entrance porch, which leads into a spacious inner hallway, both featuring intricate, decorative tiled flooring. The hallway provides access to the staircase leading to the first floor and includes a handy storage cupboard. To the right, you'll find a generously sized lounge, benefiting from a large front-facing window with excellent shutters, allowing an abundance of natural light to flood the room. The lounge also boasts beautiful luxury Kardean vinyl flooring and a charming wood-burning stove.

From the lounge, an opening leads into the impressive open-plan kitchen-diner. Originally two separate rooms, the current owners have combined them to create a wonderful, flowing living space. The kitchen continues the decorative tiled flooring from the hallway and is fitted with a range of high-quality wall and base cabinetry, tiled splashbacks, and ample counter space. A breakfast bar adds to the practicality of the kitchen. It is equipped with a Belfast sink, a stainless steel mixer tap, a hot water tap and integrated appliances, including a dishwasher, double oven, induction hob, extractor fan, and fridge-freezer. Bi-fold doors from the kitchen-diner open to the rear garden, and there is also space for a dining table. There is a large utility room, which offers a practical space for laundry and additional storage; the utility room provides both internal access to the garage and external access to the rear garden.

Stairs lead to the first-floor landing, which provides access to three bedrooms. The master bedroom is positioned at the front of the property and features large built-in wardrobes and panelled walls. At the rear of the house is another well-proportioned bedroom, while there is also a smaller front-facing bedroom. Completing the accommodation on this level is a well-appointed shower room, which includes a WC, a vanity unit, and a ceramic sink, all with fully tiled walls.

Externally, the property benefits from an enclosed rear garden, mainly laid to artificial turf, with neat fenced boundaries and a patio area. To the front, a large driveway offers off-road parking, complemented by carefully planted mature shrubs, and a garage for additional storage.



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TENURE : Freehold

LOCAL AUTHORITY : Gateshead Council

COUNCIL TAX BAND : C

EPC RATING : D



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
		62	80
EU Directive 2002/91/EC		England & Wales	

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