



### 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**

Garage parking

### Property features

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

## 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

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# Hallway

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# Lounge

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

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# Dining Area

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# Kitchen

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

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# Conservatory

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

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# WC

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# Rear Hall

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

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# Bedroom 1

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

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# En suite

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

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# Bedroom 2

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

### Bedroom 3

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

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### Bathroom

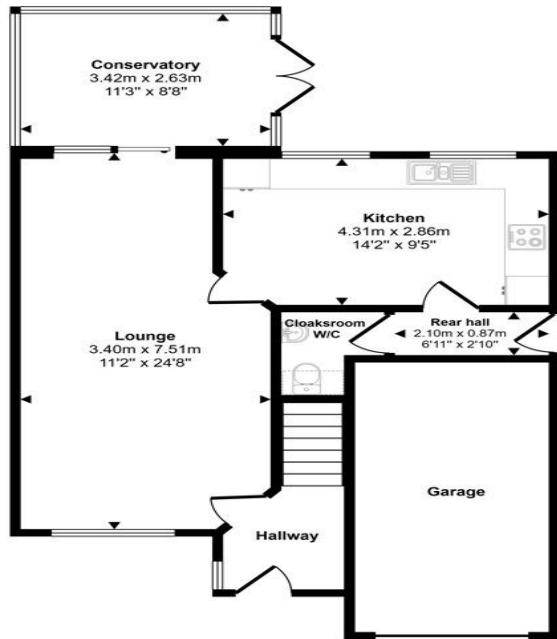
4.38m x 2.77m (14'4" x 9'1")

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### Rear Garden



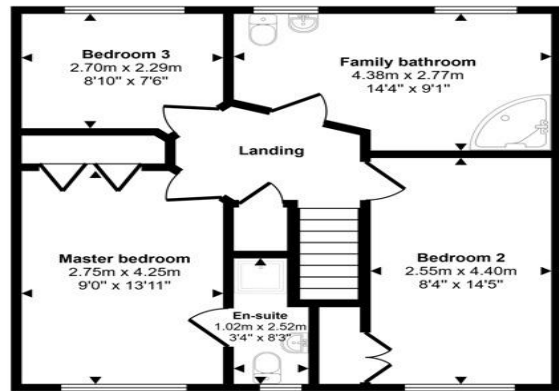
Approx Gross Internal Area  
124 sq m / 1333 sq ft



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.



First Floor  
Approx 54 sq m / 576 sq ft

| Energy Efficiency Rating                    |         |                                                                                                               |
|---------------------------------------------|---------|---------------------------------------------------------------------------------------------------------------|
|                                             | Current | Potential                                                                                                     |
| Very energy efficient - lower running costs |         |                                                                                                               |
| (92-100) <b>A</b>                           |         |                                                                                                               |
| (81-91) <b>B</b>                            |         |                                                                                                               |
| (69-80) <b>C</b>                            | 73      | 77                                                                                                            |
| (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 |         |                                                                                                               |
| England, Scotland & Wales                   |         | EU Directive 2002/91/EC  |

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

**32 High Street, Chatteris, Cambridgeshire, PE16 6BG, Tel: 01354 697804, admin@kavanaghhayes.co.uk, www.kavanaghhayes.co.uk**

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