



Ryedale Way South Shields NE34 8PH

This beautifully upgraded and tastefully decorated detached property offers generous living space throughout and is ideal for modern family life. Situated on a sizeable plot with gardens to three sides, this home enjoys a private, west-facing rear garden – perfect for enjoying those summer evenings – complete with a summerhouse featuring electrical supply and lighting, as well as a low-maintenance decking area.

Inside, the home boasts two inviting reception rooms and a stylish open-plan kitchen/diner, perfect for entertaining. There are four well-proportioned bedrooms, including a master with en-suite, a contemporary family bathroom, and a convenient ground floor cloakroom.

This impressive home has been upgraded and extended by the current owner, air conditioning to the first floor, blinds to all windows and that fantastic summerhouse to name but a few.

This is a superb opportunity to acquire a move-in-ready family home in a sought-after location. Early viewing is highly recommended.

£395,000

1 Ryedale Way

South Shields NE34 8PH



- DETACHED RESIDENCE
- TWO RECEPTION
- FREEHOLD
- FOUR BEDROOMS
- EXTENDED
- EPC GRADE B

- TWO BATHROOMS
- SUMMERHOUSE

Hallway

Upon entering through the stylish composite front door, you're welcomed into a bright and inviting hallway, neutrally decorated to enhance the sense of space and light. The oak-effect laminate wood flooring adds warmth and character, while elegant double doors lead through to the main lounge. The hallway also provides seamless access to the open-plan dining area and kitchen, setting the tone for the spacious and well-connected layout throughout the home.

Lounge

The spacious lounge is beautifully presented with neutral décor and oak-effect laminate flooring, creating a warm and contemporary feel. Fitted blinds provide privacy while allowing plenty of natural light to flow in. A stylish feature electric fire adds a cosy focal point to the room. Open-plan access to the kitchen/diner enhances the sense of space and makes this an ideal setting for both relaxing and entertaining.

Dining Room

Currently utilised as a playroom, the dining room offers versatile living space to suit your family's needs. Neutrally decorated and finished with oak-effect laminate flooring, it provides a warm and welcoming feel. The room benefits from direct access into the kitchen/diner, making it ideal for use as a formal dining area, home office, or additional family space.

Kitchen/Diner

The stylish kitchen/diner is fitted with an attractive range of matt cream Shaker-style wall and base units, beautifully complemented by luxurious blue Italian granite worktops. A breakfast bar with built-in storage adds both practicality and a casual dining option, ideal for busy mornings or entertaining.

High-quality integrated appliances include a double electric oven, five-ring gas hob with a stainless steel extractor hood above, dishwasher, and fridge freezer. There is also plumbing in place for a washing machine. Finished with spotlights to the ceiling and oak-effect flooring continuing from the adjoining spaces, this kitchen is as functional as it is elegant — a true heart of the home.

WC

The ground floor WC features a modern and bespoke design, offering both style and convenience. Finished to a high standard, it provides a sleek and contemporary space ideal for guests and everyday use.

First Floor Landing

Bedroom

The spacious master bedroom is elegantly styled, featuring a bold gold feature wall that adds a touch of sophistication. Oak-effect flooring runs throughout, complemented by ceiling-to-floor fitted wardrobes that provide generous storage with a sleek finish. Fitted blinds to the windows offer both privacy and light control, while integrated air conditioning ensures year-round comfort. The room also benefits from a modern en-suite shower room.

En Suite

The modern en-suite is finished to a high standard, featuring a sleek walk-in shower with a dual electric shower system. Stylish wall and floor tiling add a contemporary feel, complemented by a chic vanity wash hand basin and WC. A chrome heated towel radiator provides comfort and practicality, while ceiling spotlights complete the look, creating a bright and elegant space.

Bedroom

This neutrally decorated double bedroom offers a tranquil and spacious retreat. The room is finished with oak-effect flooring and benefits from fitted wardrobes, providing ample storage. A convenient storage closet offers even more space for your belongings, while fitted blinds to the windows allow for privacy and light control. The addition of air conditioning ensures comfort throughout the year.

Bedroom

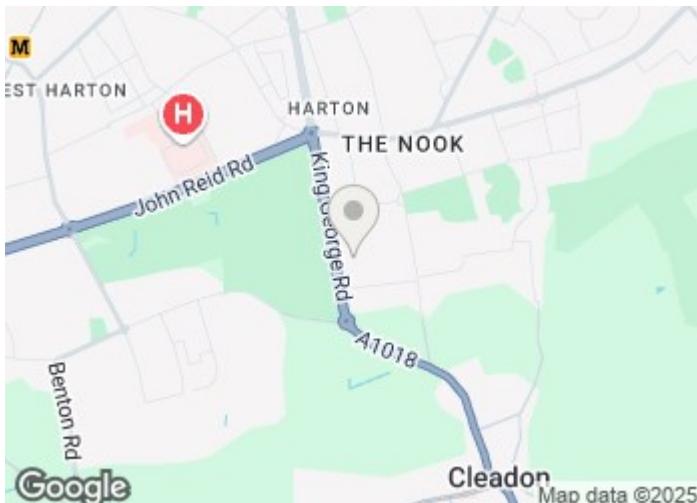
This neutrally decorated double bedroom offers a tranquil and spacious retreat. The room is finished with oak-effect flooring and benefits from fitted wardrobes, providing ample storage. Fitted blinds to the windows allow for privacy and light control. The addition of air conditioning ensures comfort throughout the year.

Bedroom

The fourth bedroom is a comfortable double room, featuring acoustic wall panels and a striking feature wall, creating a modern and relaxed atmosphere. Finished with oak-effect flooring, this room offers both style and functionality, making it perfect for a variety of uses, from a guest room to a home office or study.

Family Bathroom

The family bathroom is neutrally decorated with a stylish feature wall, creating a calming and contemporary space. It is equipped with a WC, a wash hand basin with a sleek mixer tap, and a white panel bath with a matching mixer tap. A mains-powered shower is fitted over the bath, offering both convenience and style in this well-appointed bathroom.



Directions



Floor Plan



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Rating	Current	Potential
A	92	92
B	82	
C		
D		
E		
F		
G		

Very energy efficient - lower running costs

Not energy efficient - higher running costs

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