



11 RYTON FIELDS, BLYTH
£330,000

BROWN & CO

11 RYTON FIELDS, BLYTH, WORKSOP, S81 8DP

DESCRIPTION

A modern detached family home being sold for the first time since new and located in this small, favoured location on the edge of this popular village. There is a good sized entrance hall with cloakroom, two reception rooms and a pine fronted breakfast kitchen. On the first floor, there are four double bedrooms, en suite facilities to the master bedroom. Externally there is a blocked paved driveway for several vehicles, detached garage and enclosed rear garden.

LOCATION

Ryton Fields is a small and established cul de sac in the favoured village of Blyth.

Blyth is served by a variety of local amenities and schooling, it is also ideally placed for accessing the area's excellent communication links. The A1(M) is on hand, Retford and Doncaster have mainline railway stations on the London to Edinburgh Intercity link.

DIRECTIONS

Leaving Retford town centre Market Square via Bridgegate, at the roundabout take the second exit sign posted Bawtry A638. Continue into the village of Barnby Moor where after passing Ye Olde Bell turn left and continue into the village of Blyth taking the first turning left into Ryton Fields and turning right at the first junction where the property is located in the top left hand corner.

ACCOMMODATION

COVERED ENTRANCE with external light, half glazed door with side reeded window into

GOOD SIZED ENTRANCE HALL 12'10" x 16'4" (3.95m x 4.99m) maximum dimensions, stain wood moulded skirtings and door

architraves, side aspect double glazed window, dog legged turning staircase with cupboard below, telephone point.

CLOAKROOM front aspect obscure double glazed window, white low level wc, pedestal hand basin with contemporary mixer tap, part wood panelled walls, display shelving and tiled sill. Wall mounted gas fired central heating boiler and wood panelled ceiling.

LOUNGE 19'8" x 11'7" (6.02m x 3.55m) front aspect double glazed window. Feature oak fire surround with Victorian style fireplace with tiled hearth, strip wood moulded skirtings, dado rail, TV point.



DINING ROOM 18'5" x 11'7" (5.63m x 3.55m) rear aspect double glazed sliding doors into the garden, stained wood moulded skirtings, dado rail.



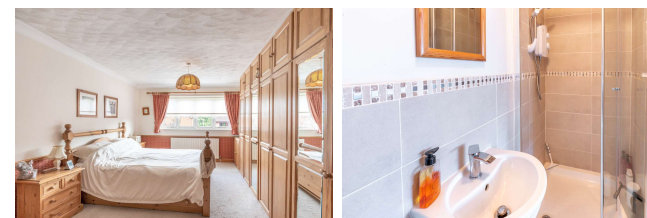
BREAKFAST KITCHEN 12'9" x 10'7" (3.94m x 3.26m) rear aspect double glazed window, half glazed door to side. An extensive range of pine base and wall mounted cupboard and drawer units, enamel sink drainer unit with mixer tap. Built in dishwasher and washing machine, electric oven and grill, four ring halogen hob above and extractor canopy, integrated fridge and freezer. Ample tiled working surfaces with pine trim. Panelled ceiling with spotlighting and additional storage space for bins etc.



FIRST FLOOR

LANDING with loft ladder access to very large roof void. Part boarded and has electric lighting.

BEDROOM ONE 16'4" x 9'7" (5.01m x 2.94m) measured to front of built in double wardrobes. Front aspect double glazed window. Full length range of wood and mirror fronted wardrobes with ample hanging and shelving space and store cupboards above, waist height double cupboard. TV and telephone points. Door to



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EN SUITE SHOWER ROOM side aspect obscure double glazed window, tile enclosed shower cubicle with bifold glazed screen, Triton electric shower, pedestal hand basin with contemporary mixer tap, low level wc, half tiled walls, wood clad panelled ceiling.

BEDROOM TWO 11'0" x 10'7" (3.36m x 3.26m) measured to front of full length range of built in double wardrobes with ample hanging and shelving space and storage above. Rear aspect double glazed window. Dado rail, TV aerial lead.



BEDROOM THREE 11'7" x 10'7" (3.56m x 3.26m) rear aspect double glazed window with views to rear garden, dado rail, spotlighting and TV aerial lead.



BEDROOM FOUR 11'5" x 11'0" (3.49m x 3.36m) measured to front of built in double wardrobe with hanging and shelving and storage above plus a full height shelved cupboard. Front aspect double glazed window. Stained wood flooring, dado rail. TV aerial lead.

FAMILY BATHROOM 8'5" x 6'8" (2.58m x 2.07m) side aspect obscure double glazed window, three piece suite with panel enclosed bath with handheld mixer tap/shower attachment, pedestal hand basin, low level wc. Part tiled walls, wood clad ceiling.



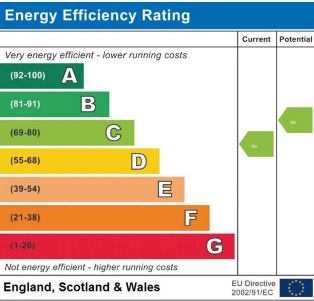
OUTSIDE

The garden is open plan and is lawned with established topiary tree, box hedging between no's 11 and 9. The block paved driveway provides parking for several vehicles and in turn leads to brick built **GARAGE** with up and over door, power and lighting and half glazed personal door to garden. From the driveway is pedestrian gate into the rear garden.

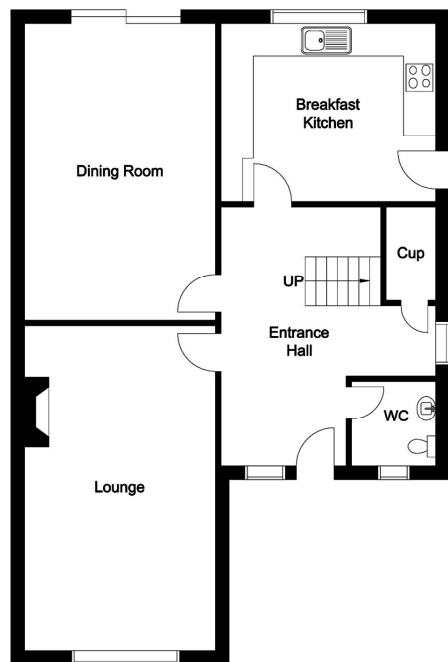
The rear garden is a good size with full width herringbone paved patio with external lighting and water supply. Good area of sculptured lawn with box hedging and shrub borders. Raised shrub bed to the rear by way of railway sleepers and additional dog legged paved garden and the garden is hedged to the side and rear.

GENERAL REMARKS & STIPULATIONS

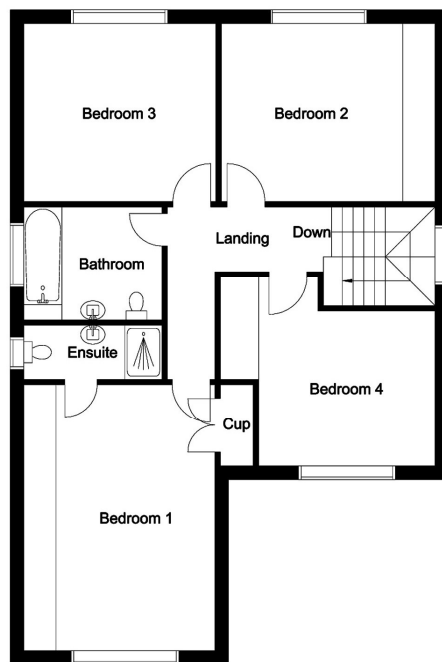
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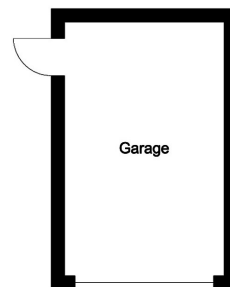
Ground Floor



First Floor



Outbuilding



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