

BRUNTON

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WEATHERBY AVE, FAIRFIELDS MANOR, RYTON, NE40

£1,500 Per Month

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This impressive four-bedroom home has been thoughtfully designed to suit modern family living, with generous proportions and a strong focus on open-plan space. The heart of the property is the expansive kitchen/dining/family room, offering a versatile layout ideal for both everyday living and entertaining. A peninsula breakfast bar provides seating for three, complemented by ample space for a six-seater dining table and a relaxed seating area with a media wall.

To the rear, French doors open directly onto the patio and garden, allowing natural light to flood the room throughout the day and creating a seamless connection between indoor and outdoor living. This flexible space works equally well for family gatherings or quiet evenings at home.

The ground floor is further enhanced by a separate utility room, providing valuable additional storage and practicality, helping to keep the main living areas clutter-free and organised.



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TENURE :

LOCAL AUTHORITY :

COUNCIL TAX BAND : E

EPC RATING : B

E



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		92	(92 plus) A		
(81-91) B	83		(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC			England & Wales EU Directive 2002/91/EC		