



2 Thomas Close

Wylam



SANDERSON
YOUNG





2 Thomas Close Wylam, NE41 8BN

A Lovely Detached Home Offering Four Bedrooms, Living Room, Open Plan Kitchen, Dining & Living Room, Family Bathroom & Ensuite Shower Room, Block Paved Driveway & Attractive Rear Garden!

Situated within the desirable village of Wylam is this beautifully presented, four bedroom detached family home, which has been finished to an immaculate standard throughout.

The property offers lovely accommodation including a delightful front living room and a fantastic open plan kitchen, dining and living area, which gives a great feeling of space and light from the French doors onto the gardens.

Price Guide:
Offers Over £525,000

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Ideally located to the edge of village, the property offers great accessibility to the local amenities including the award-winning Real Ale Pub 'The Boathouse', local shops, cafés/restaurants, as well as offering wonderful walks and cycle routes along the River Tyne. Wylam First School & Wylam Forest School are also nearby for excellent primary schooling and pre-school children. Wylam also offers excellent road and transport links with the nearby A69 for Newcastle City Centre, as well as Wylam Train Station for rail links into Newcastle to the east and Carlisle to the west.

The accommodation comprises: Entrance hallway with useful store cupboard and staircase leading up to the first floor | Front living room | Fantastic open plan kitchen, dining & living area with modern cabinetry and worktops, integrated appliances and a central island. The kitchen gives access to a downstairs WC



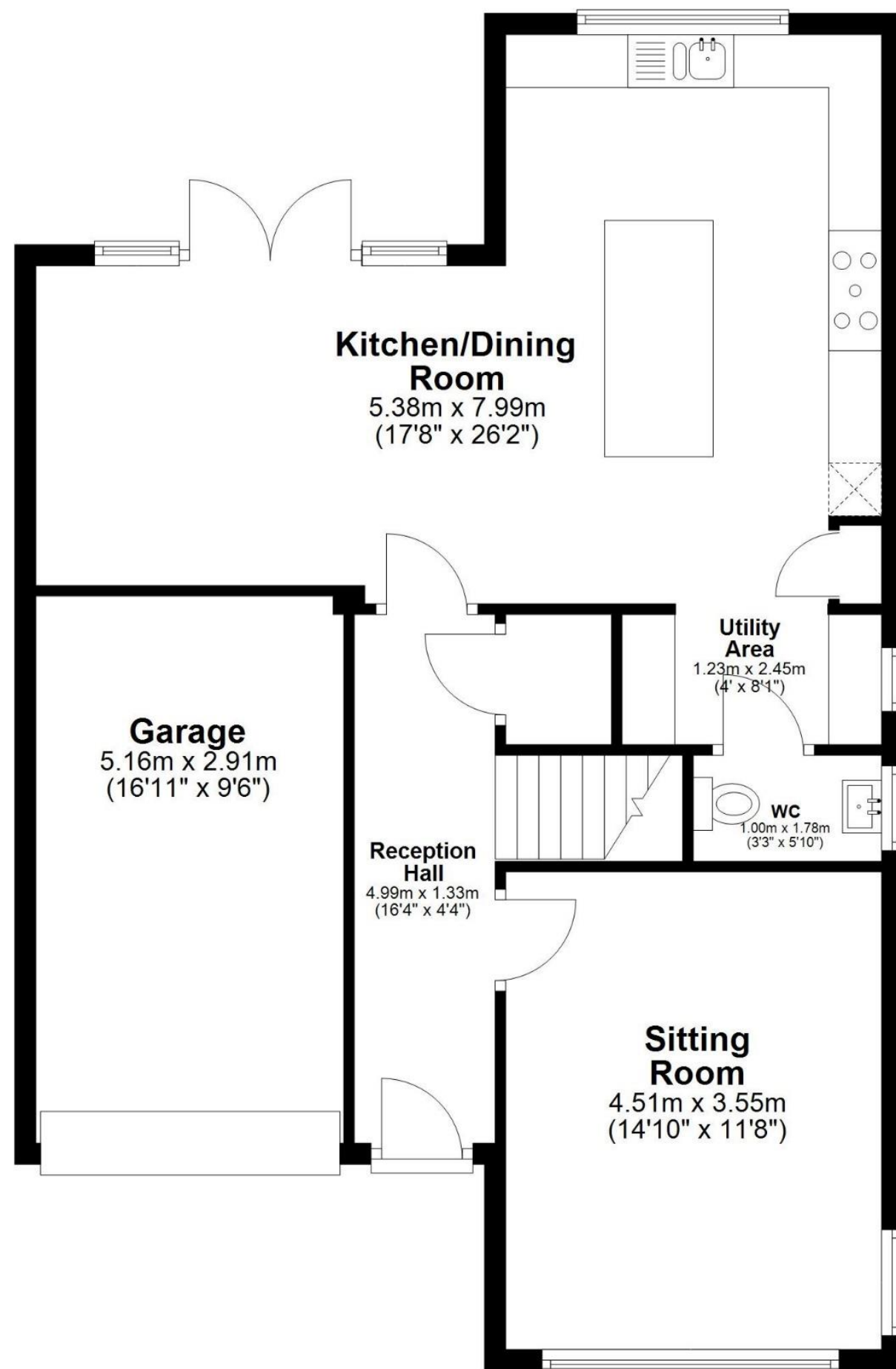
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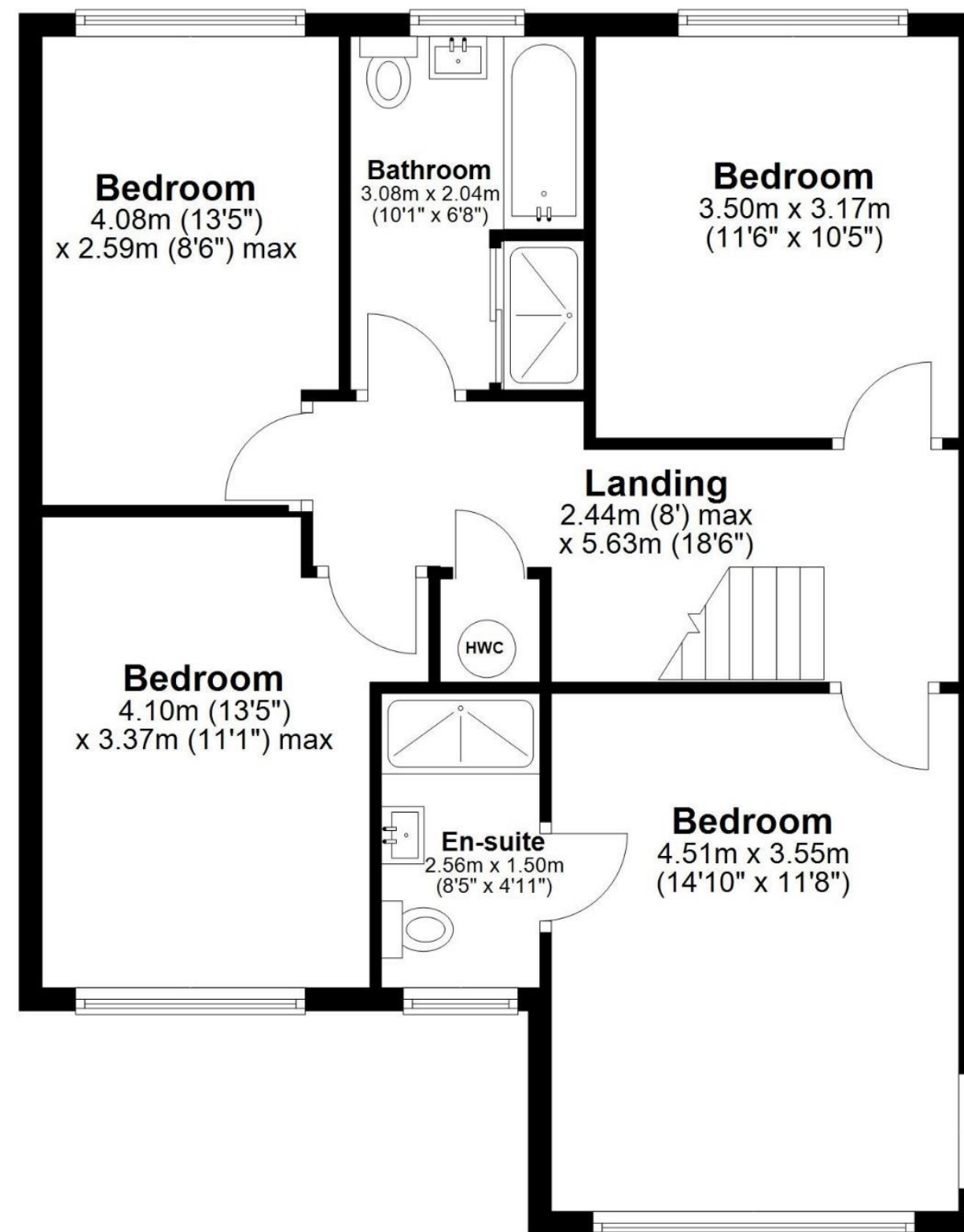
Ground Floor

Approx. 80.8 sq. metres (870.0 sq. feet)



First Floor

Approx. 73.4 sq. metres (789.8 sq. feet)



Total area: approx. 154.2 sq. metres (1659.8 sq. feet)

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First floor landing | Principal bedroom which is a large double bedroom with ensuite shower room | Three further double bedrooms | Well presented family bathroom with four piece suite.

Externally, the property is approached via a block paved driveway offering off street parking for two vehicles | Delightful rear garden, which is predominately south facing to enjoy the sun throughout the day.

Services: Mains electric, gas, water and drainage | Tenure: Freehold | Estate Charge: £196.28 per annum | Council Tax: Band F | Energy Performance Certificate: Rating B

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