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WOODVALE GARDENS, WYLAM, NE41

Offers Over £495,000

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RARE TO MARKET | FOUR BEDROOMS | LINK-DETACHED HOUSE | EXTENDED

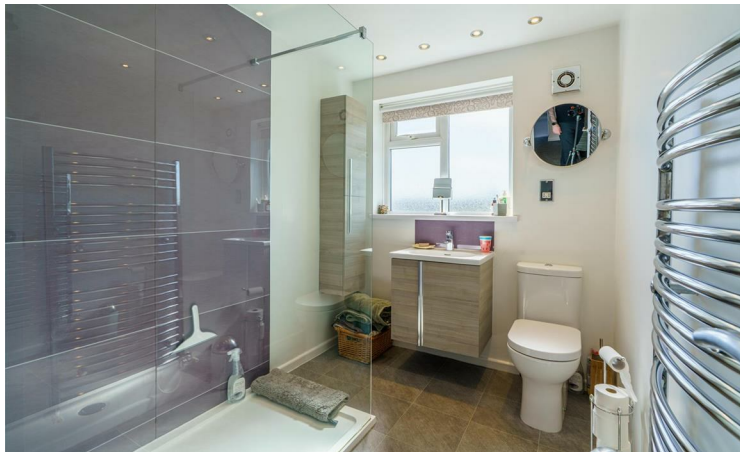
Brunton Residential are delighted to present this rare opportunity to purchase a substantially extended four-bedroom link-detached home on Woodvale Gardens, set in the highly sought after village of Wylam.

This beautifully reconfigured property showcases a standout feature: a spacious and contemporary open-plan kitchen, dining, and family area—ideal for modern family life. Situated on a generous corner plot, the home enjoys a well-established, southwest-facing garden that offers uninterrupted panoramic views over the Tyne Valley.

Nestled in the heart of the scenic Tyne Valley, Wylam is a picturesque and highly sought-after village known for its strong sense of community. Residents benefit from a range of local amenities, including welcoming pubs, cosy cafés, a well-stocked village shop, and a highly regarded primary school. The village also offers excellent transport connections, with Wylam Railway Station providing direct services to Newcastle and Carlisle, and convenient access to major road networks for commuters.

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Upon entering, you are welcomed into a large entrance porch, complete with a WC for convenience. To the left, a spacious lounge features a front-facing aspect and a feature fireplace. The partition wall, made of glass, enhances the natural light throughout the corridor, giving the space an airy, open feel.

Moving through, you enter a generous, modernised open-plan kitchen diner, featuring integrated appliances, an island, and ample seating for at least 10 people. Cleverly positioned windows, including French doors and Velux windows, flood the room with natural light. Additionally, there is a family room to the rear with a multi-fuel stove. There is also a small room that could serve as a storage space, office, or pantry.

On the first floor, the landing gives access to four generously sized bedrooms. The smallest room is currently being used as a children's bedroom, while the other three are spacious doubles. The principal bedroom is particularly impressive, featuring dual-aspect windows and an en-suite shower room. A well-appointed family shower room completes the first floor.

Externally, the property enjoys a slightly longer-than-typical garage, providing plenty of space. The paved driveway leads to a spacious corner plot with a well-established garden and a well-maintained patio area. At the rear of the lawned garden, a summer house offers stunning views over the surrounding countryside.



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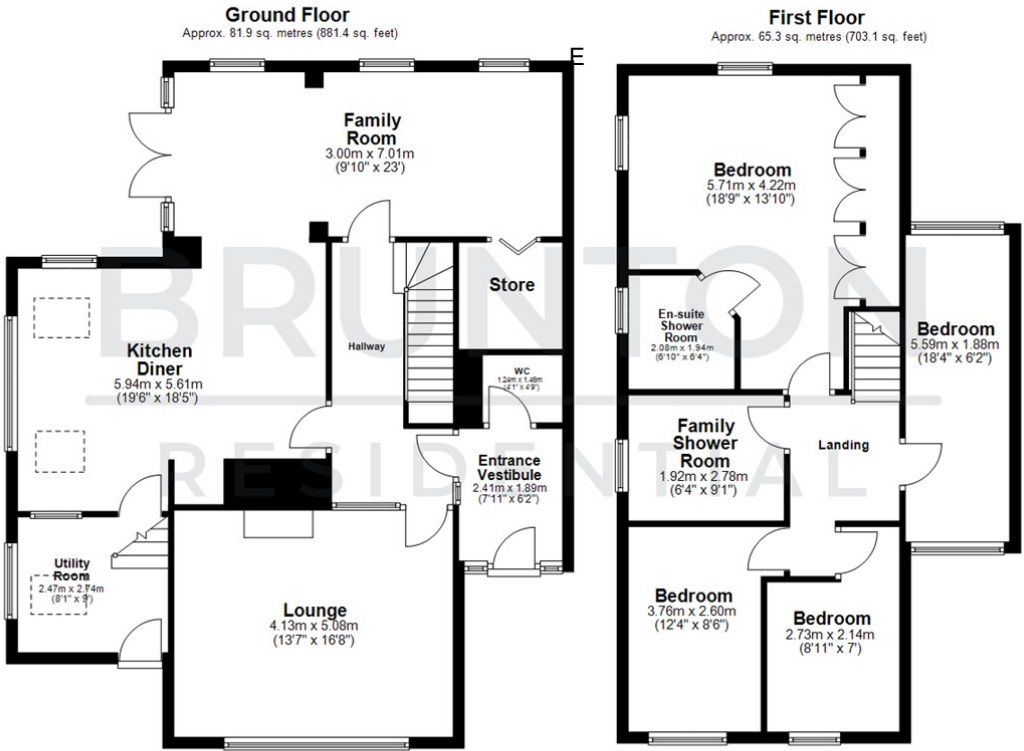
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TENURE : Freehold

LOCAL AUTHORITY : Northumberland
County Council

COUNCIL TAX BAND : E

EPC RATING :



All measurements are approximate and are for illustration only.
Plan produced using PlanUp.



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

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