



Stephenson Terrace

Wylam

This exceptional character home benefits from fabulous river views and charming traditional features. The front door opens to a welcoming hallway with cloak room, a beautiful living room with views of the garden and river beyond, comfortable sitting room with feature fireplace, an elegant modern dining kitchen with central island, utility/ground floor WC with storage and a rear hall with pantry and door to the yard. Stairs lead to the first-floor landing, the master bedroom which has enviable river views and an en-suite shower room, stylish modern shower room and a further three sizeable bedrooms. The property occupies a magnificent corner plot with a mature, enclosed garden laid to lawn at the front of the building and to the rear is a private yard with double garage and electric car charging point. Wylam is a sought-after location with highly regarded schools, excellent transport links via rail, bus, road and cycleway, popular restaurants, pubs, and shops. A viewing is essential.

Guide Price: £550,000

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Entrance Portico

The traditional entrance portico gives access to the front door which opens to:

Entrance Lobby

With laminate flooring, coving to the ceiling and a door to:

Hallway

A welcoming hallway with traditional ceiling rose, coving and cornices, laminate flooring, radiator, under stairs storage, radiator, and a cloaks cupboard with secondary glazed window to the front.

Living Room 14'0 max into recess x 14'8 (4.27m x 4.47m)

A beautifully presented room with views of the river and garden through a double-glazed window to the front. There is a feature fireplace, radiator, coving to the ceiling and picture rail.

Sitting Room 14'8 into recess x 14'11 into recess (4.47m x 4.55m)

This fabulous room has a feature fireplace with open fire, carpeted flooring, radiator, coving to the ceiling, picture rail and a double-glazed window to the front, overlooking the garden.

Kitchen Dining Room 12'6 x 18'3 into recess (3.81m x 5.56m)

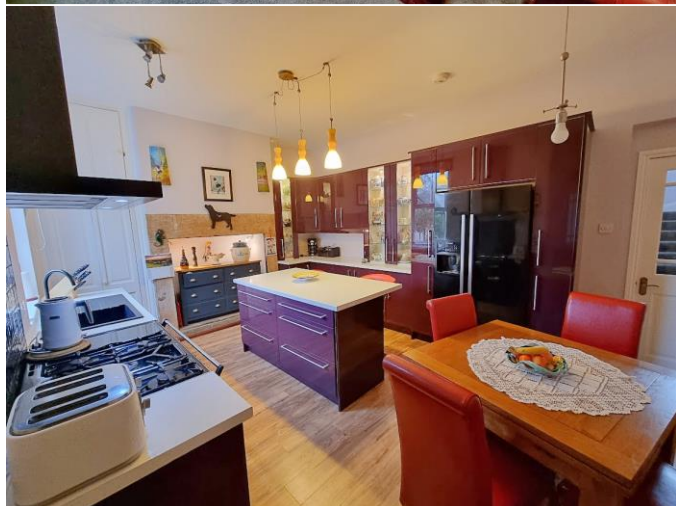
A well-proportioned fitted kitchen with contrasting worktops, splash backs and sink unit inset, central island with breakfast bar, space for a dining table and a lovely inglenook fireplace. The kitchen is well equipped with a range cooker and extractor hood above, fridge and freezer, integrated dishwasher, laminate flooring, a storage cupboard housing the central heating boiler, double glazed window to the rear and radiator.

Utility Room/Ground Floor WC 6'5 max x 11'2 max (1.96m x 3.40m)

A very useful room with space for a washing machine, base unit with work surface and sink unit inset, push button WC, vinyl flooring, extractor fan, radiator, and sizeable larger cupboard with shelving.

Rear Hall

The rear hall has vinyl flooring, double glazed window to the rear yard and access to a pantry with shelving and window to the rear.



Tenure

Freehold – not confirmed. It is believed this property is freehold, but we are unable to confirm this as we have no access to the documentation. Should you proceed with the purchase of this property, these details must be verified by your Solicitor.

EPC: TBC

Council Tax: F

P00006400/EC/RP/07.12.2022/V.1

Landing

A traditional staircase leads to a carpeted first floor landing with two double glazed windows to the front and views of the river, there is coving to the ceiling and ornate cornices.

Bedroom Two 14'10 max x 13'3 max (4.52m x 4.04m)

This impressive bedroom has a double-glazed window to the front with views of the river and village, a feature fireplace, fitted wardrobe, radiator, storage cupboard, carpeted flooring, spotlights, coving to the ceiling and picture rail.



Master Bedroom 13 plus recess x 14'8 into recess (3.96m x 4.47m)

An exceptional room with double glazed window to the front and stunning river views. There is a feature fireplace, carpeted flooring, radiator, spotlights, coving to the ceiling, picture rails, fitted wardrobes and spotlights.



En-Suite shower Room

With shower enclosure, wash hand basin and tiled splash back, WC, radiator, vinyl flooring, spotlights, and extractor fan.

Bedroom Three 13'7 max x 12'4 max irregular shape (4.15m x 3.76m)

This bedroom has a double-glazed window to the rear, carpeted flooring, coving to the ceiling, picture rail and feature fireplace.



Bedroom Four 12'6 x 6'5 plus recess (3.81m x 1.96m)

This room is currently being used as an office and has a double-glazed window to the rear, carpeted flooring, radiator, and a feature fireplace.

Shower Room

A stylish modern room with shower enclosure, wash hand basin inset to storage, WC, vinyl walls and flooring, heated towel rail, double glazed window to the rear, spotlights, and extractor fan.

Front Garden

A sizeable lawned garden with hedge boundaries, planted borders and gravelled area.

Paved Yard

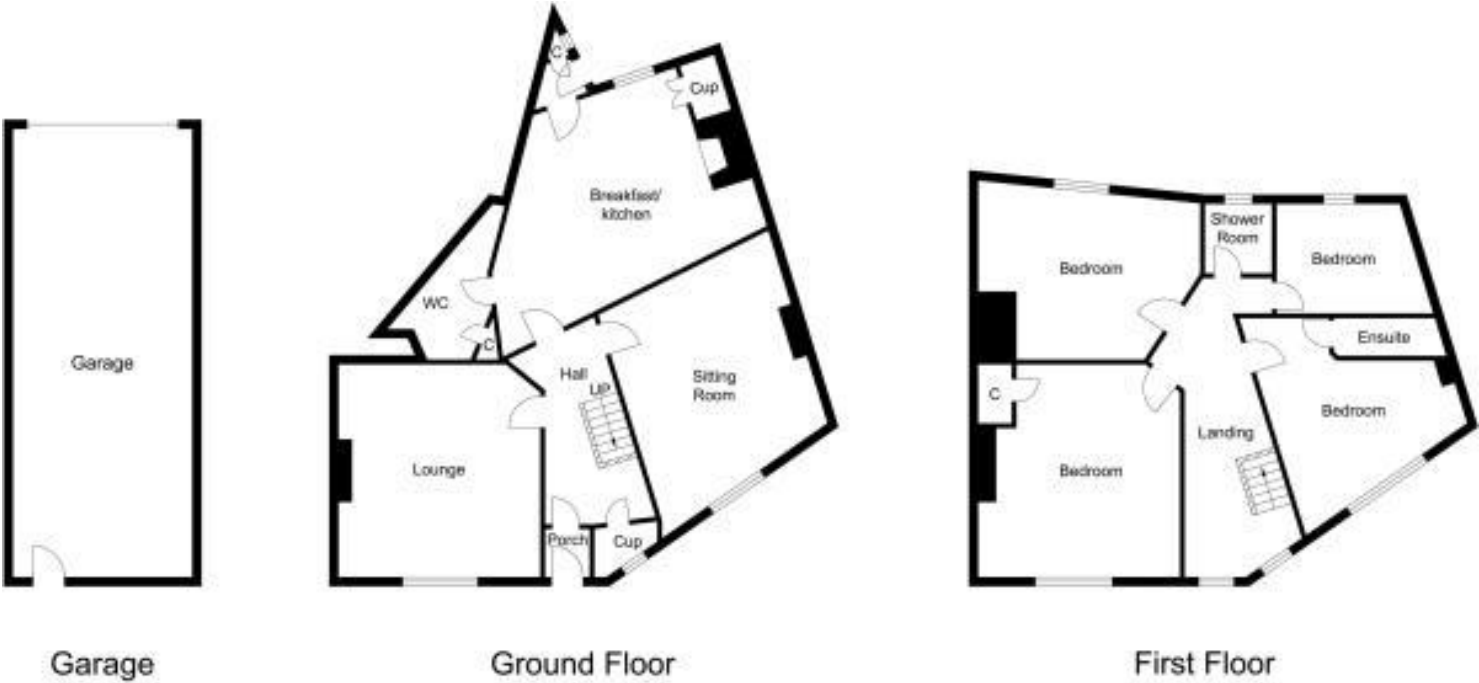
A lovely paved courtyard with a seating area benefitting from artificial grass and door to the double garage.

Garage 32'10 x 12'8 max (10.0m x 3.86m)

An extremely generous garage with roller shutter door to the front, light and power.



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | 75 c |
| 55-68 | D | 62 d | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |



5 Stephenson Terrace

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.