

# Finest

PROPERTIES

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Wylam | Northumberland

17 Woodcroft Road











## Accommodation in Brief

### Ground Floor

Entry Porch | Entrance Hall | Sitting Room | Conservatory  
Dining Room | Kitchen | Pantry | Laundry Room | Bathroom  
WC | Three Bedrooms | Integral Garage

### External

Garage | Gardens | Allotment









## The Property

Located in the heart of Wylam, one of the Tyne Valley's most sought-after villages, 17 Woodcroft Road is a generously proportioned detached bungalow that offers a rare combination of privacy, versatility, and convenience. Situated on a quietly elevated plot, the property enjoys a peaceful and private setting, while remaining just a short walk from local amenities.

The home has been thoughtfully extended and updated, presenting a welcoming single-storey layout with elegant reception rooms, generous bedrooms, and beautifully maintained gardens. Set behind a low wall, it benefits from dual access, a drive leading to the garage and a ramped pedestrian path.

A glazed porch opens into the central hallway, where decorative coving and a stained-glass ceiling panel create a characterful first impression. From here, the accommodation flows through a series of inviting rooms, including a bright sitting room with a feature fireplace and wide south-facing windows. A formal dining room offers an elegant setting for entertaining, and both rooms enjoy direct access to the conservatory, creating an effortless flow between the main reception areas. Fully glazed with decorative leaded windows, the conservatory is fitted with remote-control blinds, a ceiling fan, and underfloor heating, providing a comfortable, year-round vantage point over the garden.







The kitchen is well-appointed with a full suite of integrated appliances including a fridge, dishwasher, dual oven, and gas hob, all set within classic panelled cabinetry and sleek black granite worktops. An adjoining pantry offers additional storage space and there is internal access to the garage which incorporates a dedicated laundry area with plumbing and further storage.

The three bedrooms are positioned for privacy, with the principal bedroom enjoying garden views, fitted wardrobes, and a remote-control electric blind. One of the additional bedrooms has the added benefit of a shower cubicle, ideal for guests or as a private en-suite while the remaining rooms are served by a family bathroom and separate WC. A drop-down electric ladder leads to a fully boarded and plastered loft with Velux windows, offering further scope for storage.













## Externally

The mature south-facing rear garden is arranged across several levels, featuring paved terraces, shaped lawns, and planted beds filled with seasonal colour. A hidden vegetable plot with raised beds and timber potting shed sits quietly to the side, while the upper patio offers a private, sheltered setting to enjoy the views.

## Local Information

Wylam is a very popular commuter village in the Tyne Valley with excellent links to Newcastle City Centre, with the benefit of beautiful scenery and countryside nearby and famous for being the birthplace of George Stephenson. The village offers day-to-day shopping, pubs and restaurants. Close House Hotel and Golf Club and Matfen Hall are located close by and offer excellent leisure and restaurant facilities.

For schooling, Wylam has a First School which has been ranked outstanding by Ofsted, while Middle Schools are available in Ovingham, Prudhoe and Hexham. Mowden Hall Preparatory School is close by providing private education from nursery up to 13 years. Newcastle city centre provides further comprehensive cultural, educational, recreational and shopping facilities.

For the commuter the A69 provides good access to Newcastle Airport and City Centre, Carlisle and onward access to the A1 and M6. The rail station at Wylam provides regular links to both Newcastle and Carlisle, which in turn link to other main line services to major UK cities north and south. Newcastle International Airport and the A1 are all within easy reach.





Floor Plans



Total area: approx. 160.7 sq. metre (1729.7 sq. feet)



Google Maps

what3words



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## Wayleaves, Easements & Rights of Way

The property is being sold subject to all existing wayleaves, easements and rights of way, whether or not specified within the sales particulars.

## Services

The property benefits from mains electricity, gas, water, and drainage, and is heated via a gas-fired central heating system. Additional features include alarm systems with panic buttons in the porch and principal bedroom.

Postcode

Council Tax

EPC

Tenure

NE41 8DJ

Band E

Rating D

Freehold

## Viewings Strictly by Appointment

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