



## 8 Ryecroft Way

Wooler, Northumberland, NE71 6BW

Offers In The Region Of £310,000



Situated in the heart of this popular Northumberland town with pleasant open views of the surrounding countryside, this attractive stone built period three storey townhouse makes an ideal family home.

The property has been extensively refurbished over the last few years, retaining original features which add character and charm to the property. In addition, it offers generous and flexible outside space and 'off road' parking, which includes a garage.

Split over three floors, the property offers substantial accommodation consisting of two large reception rooms both with period working fireplaces, a modern fitted breakfasting kitchen with walnut units with integrated appliances. On the first floor there are two generous double bedrooms and a shower room. On the second floor is the main bedroom suite, consisting of a double bedroom area with a walk-in wardrobe and luxury en-suite bathroom with a separate wet room area.

At the front of the property is a lawned garden and at the rear of the property has a walled courtyard leading to a gravelled private parking area, a large workshop/garage in addition to a private fully enclosed hedged garden. The house has full double glazing and gas central heating.

The property has been maintained to a very high standard offering accommodation that is ready to walk into. Viewing is highly recommended.



## Front Door Vestibule

6'5" x 3'3" (1.96 x 0.99)

Partially glazed door to the vestibule. Glazed door to the hall.

## Entrance Hall

13'1" x 6'5" (3.99 x 1.96)

Stairs to the first floor landing with a built-in under stairs cupboard housing the electric meters. Original stripped pine floorboards. Central heating radiator. Two power points.

## Lounge

15'9" x 11'2" (4.80 x 3.40)

This principal reception room has pleasant outlook through double windows to the front. The lounge features a period marble open coal fireplace with a tiled and cast iron inset and stripped original floorboards. Central heating radiator. Six power points. Two television points.

## Dining Room/Family Room

15'3" x 11'9" (4.65 x 3.58)

A spacious reception room is currently being used as a family room, with original sandstone inglenook fireplace and cast iron multi-fuel stove. Central heating radiator. Telephone point. Four power points. Window to the rear overlooking the outside courtyard.

## Kitchen/Breakfast Room

16'8" x 11'1" (5.08 x 3.38)

Fitted with a modern kitchen with RWK German units which incorporates a peninsular breakfast bar and integrated appliances which includes fridge freezer, oven, five ring gas hob, glass cooker hood, microwave oven and dishwasher. It offers a range of both floor and wall units in light walnut with grey granite effect worktop surfaces with ample storage. The sink area has a one and a half Blanco sink and drainer, plumbing for an automatic washing machine and tumble dryer. Wall mounted central heating boiler. Two windows to the side and one to the rear and two Velux windows. Door to the rear courtyard. Sixteen power points and a central heating radiator.

## First Floor Landing

Central heating radiator, two power points, door leading to stairs to the second floor. Window with a front outlook.

## Bedroom 1

16'2" x 10'10" (4.93 x 3.30)

A generous double bedroom with a window at the front with views of the surrounding countryside and St. Ninian's Church. Central heating radiator. Four power points. Television point.

## Bedroom 2

11'9" x 9'7" (3.58 x 2.92)

Another double bedroom with a window overlooking the rear of the property. Central heating radiator. Built-in storage cupboard. Two power points.

## Shower Room

6'9" x 4'6" (2.06 x 1.37)

A modern shower room with a three piece suite comprising of a corner shower cubicle, a toilet and a wash hand basin with mirrored bathroom cabinet above. Stainless steel heated towel rail and a window to the rear.

## Second Floor Level

### Master Suite

The whole second floor has been completely refitted including the addition of French oak flooring and inset ceiling down lighters throughout. The open plan space comprises of:

### Bedroom 3

12'0" x 8'8" (3.66 x 2.64)

Double bedroom with Velux window with a rear outlook. The bedroom leads into a walk-in wardrobe area fitted with flexible range of shelves and hanging space, with access to extensive storage space in the attic. Four power points. Central heating radiator.





## En-Suite

15'10" x 7'5" (4.83 x 2.26)

Features three areas, a walk-in wet room fitted out with travertine and white mosaic tiling with thermostatic power shower and toilet, Velux window above. Large Duravit vanity hand basin with underneath bathroom cupboard and mirrored unit housing lighting. Freestanding 'D' shaped bath with central shower attachment and mixer taps. Velux window with a front outlook. Two central heating radiators.

## Outside

Garden at the front with a lawn with pleasantly planted borders with gravelled seating area. The rear of the property has enclosed courtyard with fuel store and gate, bringing you out onto a shared access private lane. There is a private gravelled drive with ample parking for two vehicles. The property has the benefit of a large garage/workshop. On the side of the garage is an additional wooden storage space. The property has an additional private enclosed hedged garden to the rear, which has a pleasant seating area and a lawned area.

## Garage/Workshop

Fully fitted out with electricity and a roof light which makes it ideal for a hobby workspace. There is a outside electrical point and water tap.

## General Information

Full double glazing.

Full gas central heating.

All fitted floor coverings are included in the sale.

All mains services are connected.

Tenure-Freehold.

Council Tax Band B

Energy Rating D Potential Rating B.

## Agents Information

OFFICE OPENING HOURS

Monday - Friday 9.00 am - 4.30 pm

Saturday 9.00 am - 12.00 pm

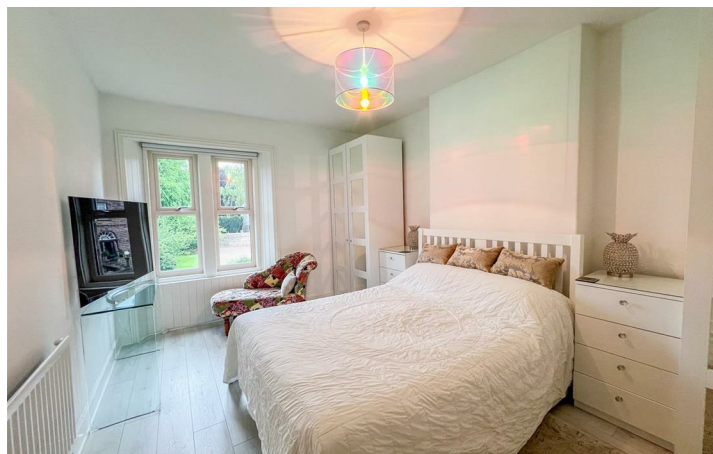
FIXTURES & FITTINGS

Items described in these particulars are included in the sale, all other items are specifically excluded. All heating systems and their appliances are untested.

This brochure including photography was prepared in accordance with the sellers instructions.

VIEWING

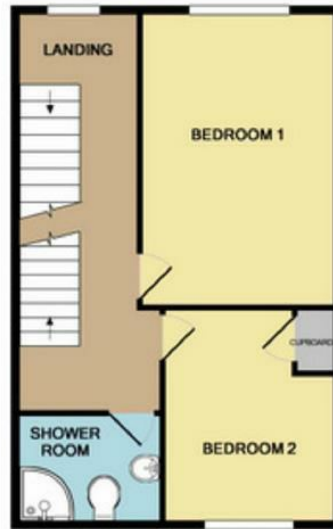
Strictly by appointment with the selling agent.







GROUND FLOOR  
APPROX. FLOOR  
AREA 663 SQ.FT.  
(61.6 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 496 SQ.FT.  
(46.1 SQ.M.)



2ND FLOOR  
APPROX. FLOOR  
AREA 279 SQ.FT.  
(25.9 SQ.M.)

TOTAL APPROX. FLOOR AREA 1437 SQ.FT. (133.5 SQ.M.)

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.  
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