



# 20 Ryecroft Crescent

Wooler, NE71 6EA

**Offers Over £290,000**

Welcome to this fabulous four bedroom semi-detached house, which is located in a quiet cul-de-sac within a short walk to the centre of Wooler, which has recently been voted as one of the best places to live in the north of England. The present owners have extended and totally renovated the property over the last few years, creating a stunning home which would be ideal for a family, which has character and charm with modern contemporary fixtures and fittings.

The well presented interior comprises of a cloakroom, sitting room with an attractive fireplace with a gas stove and double French doors to the rear garden, a separate dining room with a bay window and a marble fireplace and a stunning breakfasting kitchen with an extensive range of grey shaker units with an Aga, integrated appliances and a central workstation.

On the first floor is a modern shower room with a four piece suite and four generous bedrooms, the main bedroom has an en-suite shower room and lovely views of the surrounding countryside.

Integral garage with a utility area which offers potential to extend the accommodation of required. Ample parking on a block paved drive for a number of vehicles.

Garden at the rear of the house with a patio area and a productive vegetable plot.

Whether you're looking to settle down in a serene environment or raise a family in a welcoming community, this property offers the best of both worlds. Don't miss out on the opportunity to make this house your home.



## Vestibule

3'2 x 5'4 (0.97m x 1.63m)

Partially glazed entrance door giving access to the vestibule, which has a window to the front and side and a cloaks hanging area. Glazed door to the entrance hall.

## Entrance Hall

15'8 x 6'4 (4.78m x 1.93m)

Stairs to the first floor landing with a built-in understairs cupboard, the hall has an electric heater and two power points.

## Cloakroom

5'5 x 2'5 (1.65m x 0.74m)

Fitted with a white two piece suite which includes a toilet with a toilet roll holder, a wash hand basin with a towel ring to the side and an extractor fan.

## Sitting Room

12'9 x 12'4 (3.89m x 3.76m)

A well proportioned reception room with coving, a picture rail and double French doors to the rear garden. An attractive inglenook fireplace with an oak carved surround incorporating a mirror, a tiled inset and hearth and a coal effect gas stove. Five wall lights, eight power points and a television point.

## Dining Room

14'4 x 12'5 (4.37m x 3.78m)

A spacious reception room with a bay window to the front, coving and an picture rail. Attractive marble fireplace with a cast iron inset and gas fire. Four double wall lights, six power points and an electric heater.

## Kitchen/Breakfast Room

17'5 x 16'7 (5.31m x 5.05m)

A stunning kitchen with ample space for table and chairs, the kitchen is fitted with modern grey wall and floor units with granite worktop surfaces incorporating a central workstation. The kitchen comprises of pull-out larder units, corner carousels and a wine rack. Gas fired four oven Aga,

cooker hood and drying rack above. One and a half bowl stainless steel sink and drainer with waste disposal unit and an integrated dish washing machine. Electric heater, a window to the rear and two Velux windows. Recessed ceiling spotlights and eight power points.

## First Floor Landing

A split level landing giving access to all bedrooms and has two power points.

## Bedroom 1

12'1 x 12'6 (3.68m x 3.81m)

A good sized double bedroom with a triple window to the rear with countryside views, the bedroom has coving, a ceiling rose, an electric heater and ten power points.

## En-Suite Shower Room

7'7 x 6'3 (2.31m x 1.91m)

Fitted with a modern white three piece suite which includes a double shower cubicle, a wash hand basin with a mirror with concealed lighting above and a toilet with a toilet roll holder. Heated towel rail and a frosted double window to the rear.

## Bedroom 2

14'5 x 11'6 (4.39m x 3.51m)

A generous double bedroom with a bay window to the front with an open outlook of the surrounding area and an electric heater. Coving on the ceiling and ten power points.

## Shower Room

8'7 x 7'4 (2.62m x 2.24m)

Fitted with a modern white four piece suite which includes a double shower cubicle, a toilet, a bidet and a wash hand basin with a mirror with concealed lighting above. A mirrored medicine cabinet and a heated towel rail. Frosted window at the front.

## Bedroom 3

14'2 x 9'3 (4.32m x 2.82m)

Another double bedroom with a double window to the front



and a built-in triple wardrobe offering excellent storage.  
Electric heater and six power points.

#### **Bedroom 4**

7'8 x 9'2 (2.34m x 2.79m)

Another good sized bedroom which is currently being used as an office, which has a double window to the rear, an electric heater and six power points.

#### **Garage**

17'9 x 9'5 (5.41m x 2.87m)

With an electric roller door to the front giving access to the garage which has plumbing for an automatic washing machine and space for a tumble dryer. The garage has lighting and power connected and a door to the entrance hall.

#### **Gardens**

Large block paved driveway at the front of the house offering ample parking for a number of vehicles and giving access to the garage. Path at the side of the house leading to the rear garden, which has a paved sitting area and a productive vegetable plot.

#### **General Information**

Full double glazing.

Full electric heating.

All mains services are connected.

Tenure - Freehold.

Council tax band B.

Energy rating F.

#### **Agency Information**

OFFICE OPENING HOURS

Monday - Friday 9.00 - 17.00

Saturday 9.00 - 12.00

#### **FIXTURES & FITTINGS**

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

#### **VIEWING**

Strictly by appointment with the selling agent and viewing guidelines due to Coronavirus (Covid-19) to be adhered to.





GROUND FLOOR  
903 sq.ft. (83.9 sq.m.) approx.



1ST FLOOR  
729 sq.ft. (67.7 sq.m.) approx.



TOTAL FLOOR AREA: 1632 sq.ft. (151.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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