



20 Ryecroft Park

Wooler, Northumberland, NE71 6AS

O.I.R.O £385,000

We are delighted to offer for sale this immaculate detached four bedroom house, which is located within one of the most sought after residential areas in Wooler. The property has been maintained and upgraded to a very high standard, offering spacious and well proportioned living accommodation that is ready to walk into. The house has full double glazing and gas central heating, attractive decoration throughout and views of the surrounding areas towards the hills.

The interior of the house comprises of a dining room at the front of the house with has double doors that lead to a large open plan living room/kitchen, with an attractive limestone fireplace with gas fire and a superb range of modern shaker kitchen units with appliances. Large sun room at the rear which is glazed on three sides to take advantage of the rear gardens. Also on the ground floor is a utility room and a cloakroom. On the first floor are four double bedrooms, two have built-in wardrobes and the main bedroom has an en-suite bathroom. There is also a recently modernised family bathroom, with a four piece suite. Integral garage with parking in front on a driveway.

Landscaped gardens surrounding the property, with the rear garden having a private patio with rockery and pond, which overlooks the terraced garden to the rear.

There is a driveway offering 'off road' parking and giving access to the garage.

Must be viewed to be appreciated.



Entrance Hall

15'4" x 6'0" (4.67 x 1.83)

Partially glazed entrance door to the hall, which has oak flooring and stairs to the first floor landing with a built-in under stairs cupboard. Central heating radiator.

Telephone point and two power points. Fifteen pane doors to the dining room and living room.

Open Plan Living / Kitchen

29'5" x 14'0" (8.97 x 4.27)

Living Area

With an attractive limestone fireplace with a coal effect gas fire, there are double fifteen pane doors to the dining room and double patio doors to the sun lounge.

Central heating radiator, recessed ceiling spot lights, six power points and a television point.

Kitchen Area

Fitted with a superb range of Burford grey wall and floor shaker kitchen units, with spacious worktop surfaces including a peninsular breakfast bar and under unit lighting. Four windows to the rear with a white ceramic sink and drainer below. Built-in double oven, five ring gas hob with a cooker hood above and an integrated fridge. Plumbing for a dish washing machine, a central heating radiator, nine power points and a telephone point. Door to the utility room.

Utility Room

8'7 x 11' (2.62m x 3.35m)

Fitted with a range of modern wall and floor storage cupboards with wood effect worktop surfaces with a tiled splash back. Stainless steel sink and drainer, plumbing for an automatic washing machine and a cloaks hanging area. Central heating boiler, two power points and doors to the cloakroom and garage.

Cloakroom

3' x 5'8 (0.91m x 1.73m)

Modern white two piece suite which includes a toilet and a wash hand basin with a vanity unit.

Dining Room

13'2" x 11'0" (4.01 x 3.35)

A multifunctional room with a triple window to the front and solid oak flooring.

Central heating radiator and six power points. Double fifteen pane doors to the living room.

Sun Lounge

11'11" x 14'2" (3.63 x 4.32)

Windows on all sides to take advantage of the views over the gardens, the sun room has inset ceiling spot lights, oak flooring and a central heating radiator.

Double French doors to the patio in the rear garden. Eight power points and a velux window to the rear.

1st Floor Landing

9'10" x 6'5" (3.00 x 1.96)

Large walk-in storage cupboard and access to the floored loft via a ladder. Central heating radiator and two power points.

Bedroom 1

15'8" x 10'4" (4.78 x 3.15)

A generous double bedroom with a triple window to the front with a central heating radiator below. Television point and eight power points.

En-Suite Bathroom

4'8" x 7'2" (1.42 x 2.18)

White three piece suite which includes a bath with a shower attachment, a wash

hand basin with a mirror above and a toilet with a toilet roll holder. Frosted window to the side and a heated towel rail.

Bedroom 4

9'3" x 11'0" (2.82 x 3.35)

A double bedroom with a double window to the rear. Central heating radiator and four power points.

Bathroom

8'4" x 6'4" (2.54 x 1.93)

A recently modernised bathroom with fully tiled walls and a quality white four piece suite, which includes a shower cubicle, a bath, a toilet and a wash hand basin with a vanity unit and a mirror with concealed lighting above. Heated towel rail and a velux window to the rear.

Bedroom 2

12'10" x 11'7" (3.91 x 3.53)

A double bedroom with a double window to the rear and a built-in double wardrobe. Central heating radiator, a television point and six power points.

Bedroom 3

12'7" x 11'7" (3.84 x 3.53)

A double bedroom with a built-in double wardrobe and a double window to the front. Central heating radiator. Television point and six power points.

Integral Garage

10'1 x 10'8 (3.07m x 3.25m)

Up and over door to the front and built-in shelving. Lighting and power points.

Gardens

Landscaped gardens surrounding the property on all sides, which include parking on a driveway in front of the garage. Private patio in the rear garden overlooking a pond, rockery and the terraced garden to the rear, which has a vegetable plot, mature trees and flowerbeds and views from the top of the garden of the surrounding countryside.

General Information

Full gas central heating (new boiler in 2023).

Full double glazing (new double glazing installed in 2022 except for the sun lounge).

All fitted floor coverings are included in the sale.

All mains services are connected.

Tenure - Freehold.

Council tax band E.

Energy Rating D.

Agency Information

OFFICE OPENING HOURS

Monday - Friday 9.00 - 17.00

Saturday 9.00 - 12.00

FIXTURES & FITTINGS

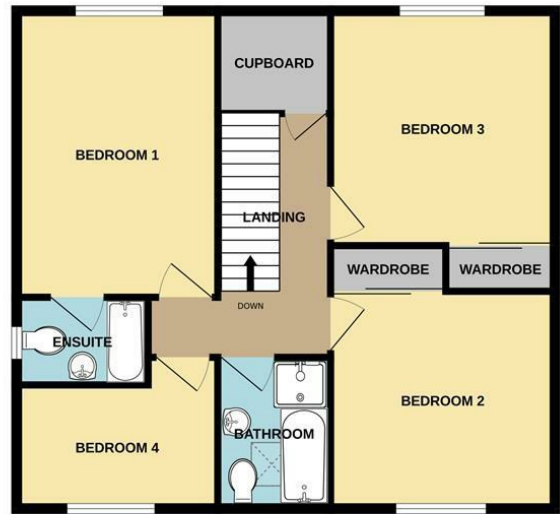
Items described in these particulars are included in sale, all other items are specifically excluded. All heating systems and their appliances are untested.



GROUND FLOOR
980 sq.ft. (91.0 sq.m.) approx.



1ST FLOOR
800 sq.ft. (74.4 sq.m.) approx.



TOTAL FLOOR AREA: 1780 sq.ft. (165.4 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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