



12 Ryecroft Crescent

Wooler, Northumberland, NE71 6EA

Offers Over £250,000

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Located in a sought after cul-de-sac within easy walking distance to the centre of Wooler, this delightful house presents an exceptional opportunity for families seeking a spacious home in a quiet residential area . With outstanding open countryside views to the rear which includes Humbleton Hill this property offers a tranquil escape from the hustle and bustle of everyday life.

This ideal family home boasts a warm and inviting atmosphere, with full gas central heating and partial secondary glazing. The interior comprises of a spacious dining room with a bay window and ample space for a table and chairs, a bright and airy lounge with a fireplace with a gas fire and a bay window enjoying the stunning open views of the surrounding area and over the rear garden. The well equipped kitchen is fitted with an excellent range of white gloss units with appliances and a door to the integral garage with a utility area which offers the potential to extend the kitchen if required. On the first floor are three bedrooms, two are double with fitted wardrobes and the main bedroom has stunning open views. Also on this level is a bathroom and a separate toilet.

One of the standout features of this home is the lovely rear garden, which offers an ideal space to relax which has a lawn with well stocked flowerbeds and shrubberies. The garden would make an ideal area for outside dining. Parking on a drive and giving access to the large garage.

In summary, this house on Ryecroft Crescent is not just a place to live, but a wonderful family home that offers both comfort and stunning views. It is a rare find in a desirable location, making it a must-see for those looking to settle in the beautiful town of Wooler.



Entrance Hall

14'3 x 8' (4.34m x 2.44m)

Partially glazed entrance door giving access to the hall, which has a leaded glass window with secondary glazing to the front, a cloaks hanging area. Stairs to the first floor landing with a built-in understairs cupboard. Central heating radiator, a telephone point and one power point.

Lounge

16'5 x 13'2 (5.00m x 4.01m)

A well proportioned reception room with a bay window to the rear with stunning open countryside views including the Cheviot Hills. Fully tiled fireplace with a coal effect gas fire. Central heating radiator, a telephone point and four power points.

Dining Room

15'4 x 13'2 (4.67m x 4.01m)

A spacious reception room with a bay window to the front and coving on the ceiling. Central heating radiator and four power points.

Kitchen

8'9 x 7'9 (2.67m x 2.36m)

Fitted with a range of white wall and floor kitchen units which incorporates a glass display cabinet and granite effect worktop surfaces with a tiled splash back. Stainless steel sink and drainer below the double window to the rear with open views. Central heating radiator, a freestanding electric cooker and a built-in shelved pantry. Central heating radiator and three power points. Door to the integral garage.

First Floor Landing

11'5 x 5'4 (3.48m x 1.63m)

Giving access to all the rooms on the first floor level, the landing has a double window to the side, a central heating radiator and one power point.

Bedroom 1

16'6 x 10'3 (5.03m x 3.12m)

A generous double bedroom with a bay window to the rear

with stunning open views of the surrounding countryside and of Humbleton Hill. The bedroom is fitted with wardrobes on one wall offering excellent storage. Central heating radiator and two power points.

Bathroom

6'1 x 8'3 (1.85m x 2.51m)

Fitted with a white two-piece suite which includes a cast iron bath with a shower attachment and shower curtain above and a wash hand basin with a vanity unit below. Frosted double window to the rear. Central heating radiator and a corner linen cupboard.

Toilet

2'7 x 5'2 (0.79m x 1.57m)

With a white toilet and a frosted window to the side.

Bedroom 2

15'3 x 12'9 (4.65m x 3.89m)

Another generous double bedroom with the bay window to the front with three built-in double wardrobes with extra cupboard space above. Central heating radiator and two power points.

Bedroom 3

8'2 x 8'3 (2.49m x 2.51m)

A single bedroom with a double window to the front, a central heating radiator and one power point.

Garage

26'3 x 9' (8.00m x 2.74m)

With an up and over door to the front giving access to the garage which has a triple window to the side and a double window to the rear. The garage has a utility area with a range of fitted wall and floor units with a stainless steel sink and drainer and plumbing for an automatic washing machine. Wall mounted central heating boiler. Entrance door to the side and four power points.

General Information

Partial secondary glazing.



All fitted floor coverings are included in the sale.

Full gas central heating.

All mains services are connected.

Tenure-Freehold.

Council Tax Band - C.

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.

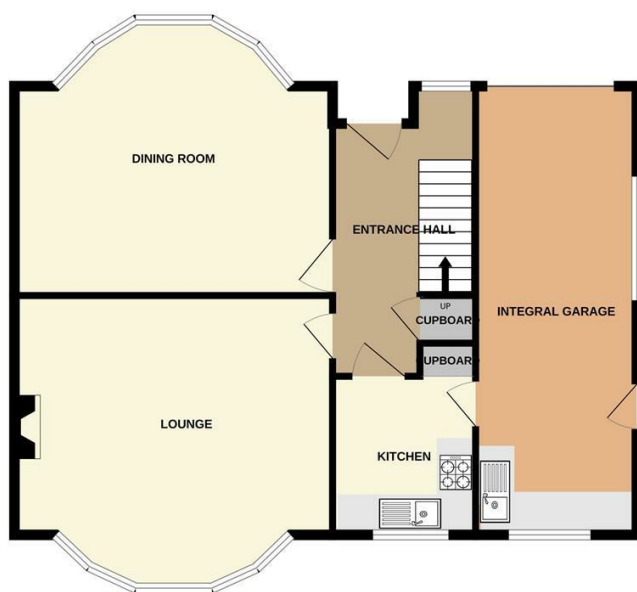
VIEWING

Strictly by appointment with the selling agent.





GROUND FLOOR
919 sq.ft. (85.3 sq.m.) approx.



1ST FLOOR
707 sq.ft. (65.6 sq.m.) approx.



TOTAL FLOOR AREA: 1625 sq.ft. (151.0 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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