17 Ryecroft Park

Wooler, Northumberland, NE71 6AS

Offers In The Region Of £340,000

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Situated within a peaceful and highly sought after cul-de-sac in the attractive market town of Wooler, this spacious detached four bedroom family home offers versatile and comfortable living accommodation, perfectly suited to families, retirees, or those with mobility requirements.

The property benefits from full double glazing and gas central heating throughout, a particularly valuable feature is the installed lift providing easy access to the first floor, making the home an excellent choice for disabled purchasers or those seeking a property suitable for retirement living.

The well proportioned accommodation includes a large and welcoming lounge, with an attractive mahogany fireplace with a gas fire, creating a warm and inviting space for relaxation and entertaining. There is also a separate dining room, ideal for family meals and formal gatherings, together with a fitted kitchen offering ample storage and workspace. At the rear of the house is a conservatory which provides an additional reception area, enjoying pleasant views over the garden and offering a bright space to relax throughout the seasons. There is a useful cloakroom on the ground floor. The first floor comprises four generous bedrooms, all with fitted wardrobes and a family bathroom.

A driveway offers 'off road' parking and gives access to the single garage. Flower garden at the front and an enclosed rear garden with a patio overlooking the terraced garden at the rear, which has mature shrubberies and flowerbeds.

Occupying a quiet residential position within Ryecroft Park, the property combines peaceful surroundings with convenient access to Wooler's excellent range of local amenities and services. The development is known for its detached homes and attractive setting within the town.

This is a rare opportunity to acquire a spacious and accessible family home in one of Wooler's most desirable residential locations. Contact our Wooler office to arrange a viewing.

Vestibule
4'9 x 4'4 (1.45m x 1.32m)
Partially glazed entrance door giving access to the vestibule, which has a central heating radiator and a fifteen pane door to the entrance hall and two power points.

Entrance Hall
12'9 x 9'5 (3.89m x 2.87m)
The entrance hall has stairs and a lift to the first floor landing with a built-in understairs cupboard. Window at the side a cloaks hanging area and a central heating radiator. Four power points.

Cloakroom
4'9 x 4'7 (1.45m x 1.40m)
Fitted with a two-piece suite which includes a wash hand basin below the frosted window at the front and a toilet. Central heating radiator.

Lounge
22' x 13'6 (6.71m x 4.11m)
A spacious reception room with a large bay window at the front and a mahogany fireplace with a marble inset and hearth and a coal effect gas fire. Two central heating radiators, ten power points and a television point. Fifteen pane door to the dining room.

Dining Room
10'5 x 10'9 (3.18m x 3.28m)
With ample space for a table and chairs the dining room has double patio doors giving access to the rear garden and a serving hatch to the kitchen. Central heating radiator and four power points.

Kitchen
10'6 x 10'6 (3.20m x 3.20m)
Fitted with a range of white shaker wall and floor units with marble effect worktop surfaces with a tiled splash back. Built-in oven, four ring gas hob with a cooker hood above. Plumbing for a dish washing machine, a stainless steel sink and drainer below the double window to the rear and space for a fridge freezer. Eight power points.

Conservatory
9'7 x 10'8 (2.92m x 3.25m)
Glazed on all sides taking advantage of the views over the rear garden, the kitchen incorporates double French doors onto a patio, a central heating radiator and four power points.

First Floor Landing
8'1 x 9'8 (2.46m x 2.95m)
Access to the loft, a central heating radiator and two power points.

Bedroom 1
11'9 x 11'1 (3.58m x 3.38m)
A generous double bedroom with a triple window at the front with a central heating radiator below. Built-in double wardrobe, a television point and six power points.

Bathroom
8'4 x 7'8 (2.54m x 2.34m)
Fitted with a four-piece suite which includes a corner shower cubicle, a bath with a shower attachment, a toilet and a wash hand basin with a vanity below and a mirror and shaver socket above. Frosted window at the side, a heated towel rail and a medicine cabinet.

Bedroom 2
10'7 x 11'3 (3.23m x 3.43m)
Another double bedroom with a built-in double wardrobe and a double window to the rear with a central heating radiator below. Six power points.

Bedroom 3
10'7 x 9'7 (3.23m x 2.92m)
A good sized double bedroom with a built-in double wardrobe and a double window to the rear with a central heating radiator below. Four power points.

Bedroom 4
9'7 x 9'2 (2.92m x 2.79m)
A generous double bedroom with a double window at the

front with a central heating radiator below, a built-in double wardrobe and six power points.

Outside

Driveway at the side of the property giving access to the garage and offering 'off road' parking. good sized enclosed garden at the rear with a patio overlooking the terraced garden, with mature shrubberies and flowerbeds.

Garage

17'7 x 9'8 (5.36m x 2.95m)

With an up and over door giving access to the garage, which has access to the loft area, the central heating boiler and a partially glazed door to the rear. Plumbing for an automatic washing machine.

General Information

All fitted floor coverings are included in the sale.
Full gas central heating.
Full double glazing.
All mains services are connected.
Council Tax Band - D
Tenure - Freehold.
EPC- C

Agency Information

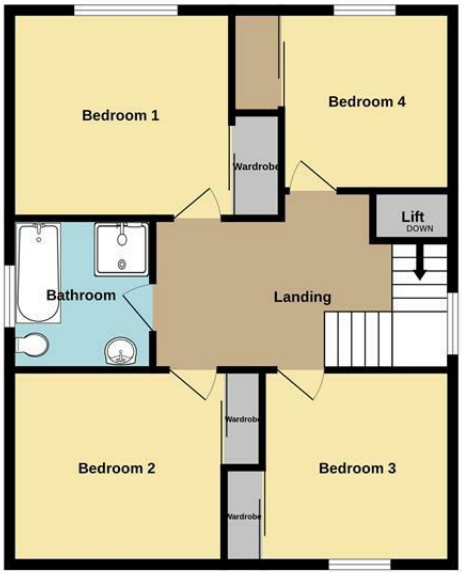
OFFICE OPENING HOURS
Monday - Friday 9.00 - 17.00
Saturday 9.00 - 12.00

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
990 sq.ft. (92.0 sq.m.) approx.

1st floor
698 sq.ft. (64.9 sq.m.) approx.



TOTAL FLOOR AREA : 1688 sq.ft. (156.8 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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