5 Ryecroft View

Wooler, Northumberland, NE71 6AT

Offers In The Region Of £450,000

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Conveniently situated within easy walking distance of the centre of this popular Northumberland town, Brindle House is a beautifully presented detached family home offering spacious living accommodation, attractive landscaped gardens and excellent modern facilities. Built approximately 26 years ago, this individually designed house provides a well proportioned family home with versatile living accommodation arranged over two floors.

On the ground floor, the welcoming entrance hall leads into a large and comfortable lounge, featuring an attractive modern fireplace with gas fire and French doors opening onto the front veranda. Double doors lead through to a good sized dining room, with double French doors to the impressive conservatory enjoying lovely views over the rear garden and provides an excellent additional living space. The property benefits from a breakfasting kitchen, fitted with stylish shaker units, integrated appliances and granite worktops. Also on the ground floor is a useful home office, which could alternatively be used as a fifth bedroom if required.

On the first floor are four generously proportioned double bedrooms, two of the bedrooms have en-suite facilities, with the main bedroom having fitted wardrobes offering excellent storage. The luxurious family bathroom has a modern suite featuring a Jacuzzi bath. Further benefits include full double glazing and gas central heating.

Externally, the property enjoys well maintained gardens to both the front and rear, which have been thoughtfully landscaped to provide an attractive outdoor space. The veranda overlooks the front garden and there is a sunken patio at the rear, ideal for outdoor dining. A block paved driveway provides ample parking and leads to the single garage.

Brindle House offers spacious, versatile and well-appointed accommodation, which would make an excellent family home. Early viewing is highly recommended to fully appreciate the size, quality and location of this attractive property.

Entrance Hall

Partially glazed entrance door at the front giving access to the hall, which has a staircase to the first floor landing. Central heating radiator, a telephone point and two power points. Coving on the ceiling and two wall lights.

Lounge

19'6" x 13'6" (5.94 x 4.11)

A spacious lounge with an attractive oak fireplace with a marble inset and hearth and coal effect gas fire. Double and single French doors giving access onto a veranda in the front garden. Three double and one single wall lights with matching centre light. Two television points and ten power points. Two central heating radiators and double fifteen pane doors to the dining room.

Dining Room

13'7" x 11'7" (4.14 x 3.53)

With ample space for a dining table and chairs, the dining room has a built-in storage cupboard housing the central heating boiler. Two wall lights with a matching centre light and coving on the ceiling, a central heating radiator and four power points. Double fifteen pane doors to the conservatory and a door to the kitchen.

Conservatory

14'4" x 11'10" (4.37 x 3.61)

A large conservatory with a marble tiled floor and glazed on three sides to take advantage of the views over the rear garden. Double French doors at the side giving access to the garden. Television point and six power points.

Kitchen/Breakfast Room

20'0" x 13'10" (6.10 x 4.22)

Fitted with a quality shaker kitchen, with a superb range of wall and floor units with under unit lighting and black granite worktop surfaces incorporating a breakfast bar. Full length larder units and drawers. Rangemaster Toledo gas range with a cooker hood above. Double bowl stainless steel sink below the double window to the rear. Glazed entrance door and window to the rear. Ten power points and recessed ceiling spotlights Space for an American fridge freezer.

Office/Bedroom 5

12'11" x 9'8" (3.94 x 2.95)

A multifunctional room, which the present owner is using it as an office, however, it would make an ideal extra bedroom if required. Double window at the front, coving on the ceiling, a telephone and television point and four power points. Central heating radiator.

First Floor Landing

18'6" x 10'5" (5.64 x 3.18)

Built-in airing cupboard housing the hot water tank and access to the loft. Picture wall light, two power points and a velux window at the front.

Bedroom 1

17'6" x 13'8" (5.33 x 4.17)

A large double bedroom with a double window to the rear with views of the surrounding countryside. Two large built-in double wardrobes offering excellent storage. Central heating radiator, a television and a telephone point and five power points.

En-Suite Shower Room

12'4" x 6'5" (3.76 x 1.96)

Fitted with a quality white three-piece suite, which includes a corner shower cubicle, a wash hand basin with vanity unit below and a toilet with storage drawers at the side. Heated towel rail and a central heating radiator. Velux window at the rear.

Family Bathroom

8'4" x 7'11" (2.54 x 2.41)

With attractive tiled walls and floor, the bathroom is fitted with a quality white three-piece suite, which includes a wash hand basin with a shelf, mirror and light above, a toilet and a jacuzzi bath with a shower and screen above. Heated towel rail, recessed ceiling spotlights and a velux window at the side of the house.

Bedroom 2

15'0" x 12'9" (4.57 x 3.89)

A generous double bedroom with a built-in wardrobe and a window at the front. Central heating radiator and four power points.

En-Suite Shower Room

10'8" x 5'7" (3.25 x 1.70)

Fitted with a modern white three-piece suite, which includes a walk-in shower cubicle, a toilet and a wash hand basin with a vanity unit below. Window to the rear.

Bedroom 3

10'6" x 10'8" (3.20 x 3.25)

A double bedroom with a window at the front, a central heating radiator, six power points and a television point.

Bedroom 4

10'5" x 10'8" (3.18 x 3.25)

Another double bedroom with a built-in double wardrobe and a window at the front. Central heating radiator and six power points.

Garage

19'9" x 11'0" (6.02 x 3.35)

Block paved driveway at the front of the garage offering 'off road' parking for three cars. The garage has an electric roller door, plumbing for an automatic washing machine and a double window to the front.

Outside

Veranda to the front of the house overlooking a lawn garden below, with well stocked flowerbeds and shrubbery surrounds. Fully enclosed garden to the rear with a sunken patio with steps to a lawn garden above.

General Information

All fitted floor coverings are included in the sale.
Full gas central heating.
Full double glazing.
All mains services are connected.
Tenure-Freehold.
Council tax band E.
Energy rating C.

Agency Information

OFFICE OPENING HOURS
Monday - Friday 9.00 am - 4.30 pm
Saturday - By Appointment

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.

SCARLET WITCH

GROUND FLOOR
1224 sq.ft. (113.7 sq.m.) approx.

1ST FLOOR
931 sq.ft. (86.5 sq.m.) approx.

TOTAL FLOOR AREA : 2154 sq.ft. (200.2 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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