



## Dene Road Wylam

This beautifully presented four-bedroom home benefits from a fabulous sunny aspect and a stylish modern dining kitchen. The front door opens to a welcoming hallway, a re-furbished ground floor WC, comfortable dual aspect living room, utility room and a luxurious dining kitchen with French doors to the garden. Stairs lead to the first floor landing, an impressive family bathroom and four well-proportioned bedrooms. Externally there is a driveway to the front leading to the storage room with garage door and pretty gardens to the front and rear. The rear garden is low maintenance and benefits from an exceptional pergola for outdoor entertaining. Wylam boasts excellent transport links including a main line train station, shops, pubs, restaurants, river walks, play parks and highly regarded schools nearby. A viewing is essential to fully appreciate the size and standard of this wonderful home

**Asking Price: £315,000**

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SAYER

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## Hallway

The front door opens to a welcoming hallway with solid wood flooring.

## Ground floor WC

An immaculate room with push button WC, wash hand basin inset to fitted storage, double glazed window to the front, heated towel rail, tiled flooring and part tiled walls.

## Dining Kitchen 17'4 x 13'0 (5.28m x 3.96m)

A beautiful fitted kitchen with fabulous Corian work tops, and sink unit inset, integrated appliances, solid wood flooring, breakfast bar, a sizeable dining area and double-glazed window and French doors to the garden.

## Utility Room 8'2 x 7'8 (2.48m x 2.33m)

This useful space has generous sliding door storage cupboards, a wall mounted boiler, drying rack, wall mounted fan heater, tiled flooring and a double-glazed door to the side.

## Living Room 20'4 x 11'6 (6.20m x 3.51m)

A charming reception room with carpeted flooring and double-glazed windows to the front and rear.

## First Floor Landing

The carpeted landing has a double-glazed window to the front.

## Principal Bedroom 14'8 x 10'6 (4.47m x 3.20m)

A lovely bedroom with carpeted flooring and double-glazed window to the front.

## Bedroom Two 11'2 x 9'2 (3.40m x 2.79m) (plus door recess)

This well-presented room has carpeted flooring and a double-glazed window to the rear.

## Bedroom Three 10'4 x 7'0 (3.15m x 2.13m)

A pretty room with double glazed window to the rear and carpeted flooring.



## Bathroom

The bathroom benefits from a bath tub, separate shower enclosure, wash hand basin inset to feature storage, push button WC, part tiled walls, tiled flooring, heated towel rail

## Bedroom Four 9'2 x 8'0 (2.79m x 2.44m)

This lovely room has a double-glazed window to the front and carpeted flooring.

## Storage Room

This space has a garage door to the front, light and power.

## External

To the front is a driveway leading to the store room and an area laid to lawn. To the rear there is a low maintenance garden with artificial grass and a wonderful pergola too enjoy the sunny aspect and tranquil location.

## PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Gas

Broadband: Fibre (cabinet)

Mobile Signal Coverage Blackspot: No

Parking: Driveway

## MINING

The property is known to be on a coalfield and not known to be directly impacted by the effect of other mining activity. An available mining report shows a mineshaft present in the street behind the property which was not shown to have affected the property. Please ask agent for further details. The North East region is famous for its rich mining heritage and confirmation should be sought from a conveyancer as to its effect on the property, if any.

## RISKS

Flooding in last 5 years: No

Risk of Flooding: Zone 1

Any flood defences at the property: No

## TENURE

Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

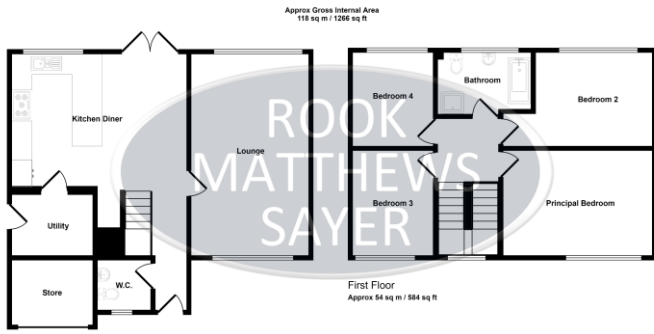
**COUNCIL TAX BAND: D**

**EPC RATING: C**

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This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or misstatement. Items of items such as bathroom fixtures are representations only and may not look like the real items. Made with Made Snaggy 360.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



**Important Note:** Rook Matthews Sayer (RMS) for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute part or all of an offer or contract. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck the measurements before committing to any expense. RMS has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyer's interests to check the working condition of any appliances. RMS has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. No persons in the employment of RMS has any authority to make or give any representation or warranty whatever in relation to this property.

**Money Laundering Regulations** – intending purchasers will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We will also use some of your personal data to carry out electronic identity verification. This is not a credit check and will not affect your credit score.

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