



The Dene | Wylam | NE41

£350,000

For sale: a three bedroom semi-detached house in the desirable village of Wylam, Northumberland, offering immaculate presentation throughout and well-planned accommodation ideal for families.

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SEMI DETACHED FAMILY HOME

SPACIOUS OPEN PLAN LIVING

MODERN KITCHEN

THREE BEDROOMS

FAMILY SHOWER ROOM

WEST FACING GARDEN

For any more information regarding the property please contact us today

PROPERTY DESCRIPTION: The ground floor features an open-plan main reception area with large windows, combining a living room with log burner and a defined dining space. A sun room to the rear provides an additional reception room with access to the west-facing garden, creating a pleasant setting for relaxation and everyday family use. The modern kitchen offers direct access into the garage as well as to the garden, enhancing practicality.

Upstairs, the master double bedroom includes built-in wardrobes and open views, while the second double bedroom also benefits from built-in wardrobes and a view over the garden. A further single bedroom provides flexibility for a child's room or study. The modern family shower room includes a heated towel rail.

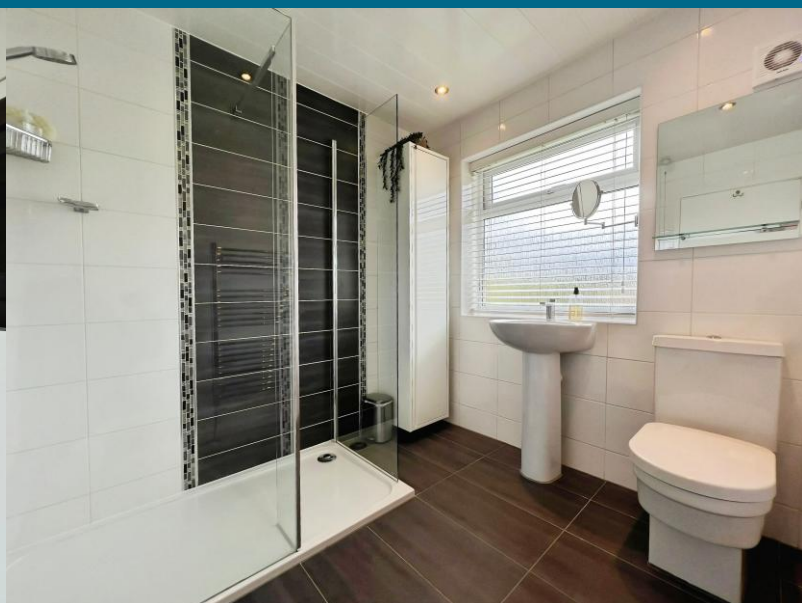
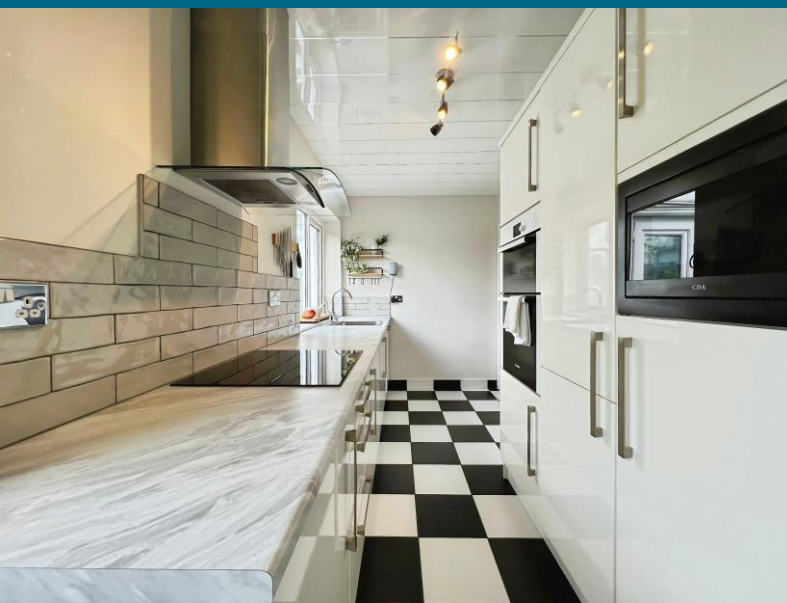
The property has an EPC rating of D and falls within Council Tax band D. Externally, there is a long driveway to the front providing parking and leading to a single garage, with a west-facing rear garden.

Wylam is well-regarded for its local amenities, green spaces and village atmosphere. Nearby you will find local shops, cafés and pubs, as well as riverside walks along the Tyne and access to surrounding countryside. Wylam railway station offers direct services to Newcastle in around 20–25 minutes and Hexham in approximately 15–20 minutes, making the property suitable for commuters while retaining a village setting. Regular bus services further connect Wylam to neighbouring towns and facilities.

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Living Room:
14'11" x 12'03" (into alcove) - 4.55m x 3.73m

Dining Room:
11'08" x 12'03" (into alcove) - 3.56m x 3.73m

Sun Room:
9'07" x 11'04" - 2.92m x 3.45m

Kitchen:
6'09" x 15'04" - 2.09m x 4.67m

W.C.

Bedroom One:
14'11" x 11'07" - 4.55m x 3.53m

Bedroom Two:
10'11" x 11'07" - 3.33m x 3.53m

Bedroom Three:
11'00" (max) x 7'02" - 3.35m x 2.18m

Bathroom:
7'09" x 7'02" - 2.36m x 2.18m

PRIMARY SERVICES SUPPLY

Electricity: Mains
Water: Mains
Sewerage: Mains
Heating: Mains Gas
Broadband: Fibre
Mobile Signal Coverage Blackspot: No
Parking: Garage/Driveway

MINING

The North East region is famous for its rich mining heritage and therefore it will be beneficial to conduct a mining search. Confirmation should be sought from a conveyancer as to its effect on the property, if any.

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: D

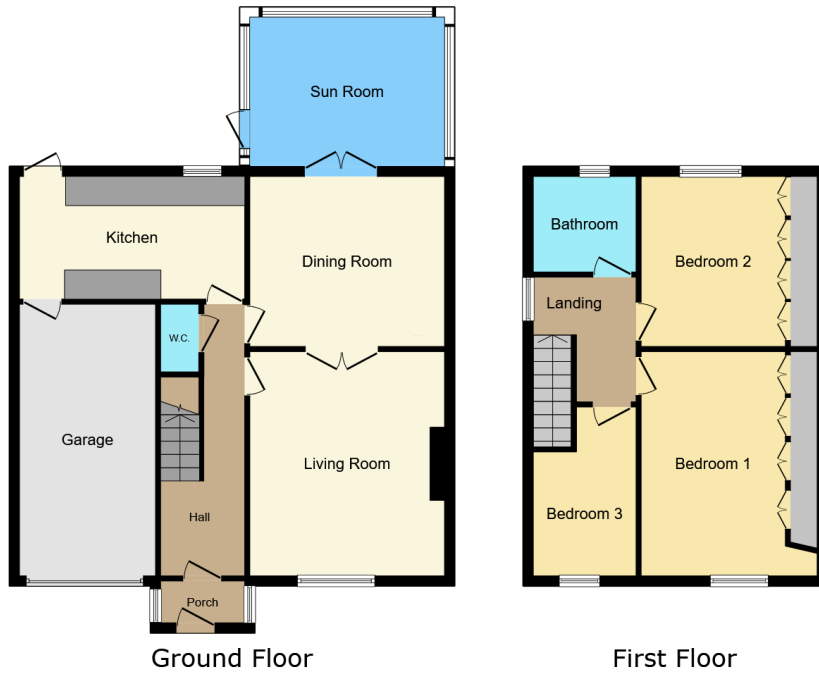
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This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

FLOORPLAN

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

EPC RATING: D

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