



The Dene | Wylam | NE41

£425,000 Offers Over

This four-bedroom house is for sale in Wylam, offering family-sized accommodation in an area known for its local amenities, walking routes and public transport links.

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4



1



2

FAMILY HOME

IMMACULATE CONDITION

28FT KITCHEN

FOUR BEDROOMS

TWO BATHROOMS

SOUTH WEST GARDEN

For any more information regarding the property please contact us today

PROPERTY DESCRIPTION:

The ground floor features a 28ft dining kitchen with marble countertops, a kitchen island, breakfast area and dedicated dining space. Bi-folding doors open directly onto a south-west facing garden, and there is access from the kitchen to a utility room and the single garage. The separate reception room includes large windows, plantation shutters and built-in storage.

Upstairs, the main double bedroom benefits from an en-suite and built-in wardrobes. A further two double bedrooms include built-in storage, with one enjoying attractive views. The fourth bedroom is a single room that can also function as a home office. There is a family bathroom, which offers scope for renovation. The property has an EPC rating of C and falls within Council Tax Band E. Driveway parking is available along with the garage.

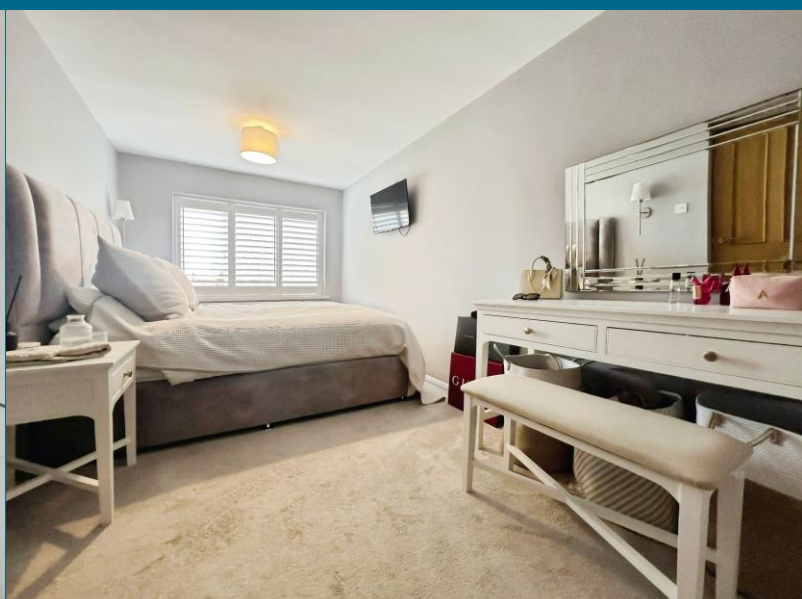
Wylam village provides everyday facilities including local shops, cafés and pubs, together with riverside and countryside walks along the Tyne Valley. Nearby primary and secondary schools serve the area.

Wylam railway station links to Newcastle in around 25–30 minutes and Hexham in approximately 20 minutes, making the property suitable for those commuting along the Tyne Valley line. Bus services run through the village to surrounding towns, and road links connect to the A69 for access towards Newcastle and Carlisle.

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Living Room: 15'01" x 12'03" (into alcove) - 4.59m x 3.73m

Dining Kitchen: 11'04" (max) x 28'01" (max) - 3.45m x 8.56m

Utility Room: 12'04" x 7'04" - 3.76m x 2.24m

W.C.

Bedroom One: 16'10" x 8'02" - 5.13m x 2.48m

En-suite: 5'05" x 8'02" - 1.65m x 2.48m

Bedroom Two: 15'00" x 11'06" - 4.57m x 3.51m

Bedroom Three: 10'11" x 11'06" - 3.33m x 3.20m

Bedroom Four: 11'03" (max) x 7'03" (max) - 3.43m x 2.21m

Bathroom: 5'08" x 7'03" - 1.73m x 2.21m

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: E

EPC RATING: C

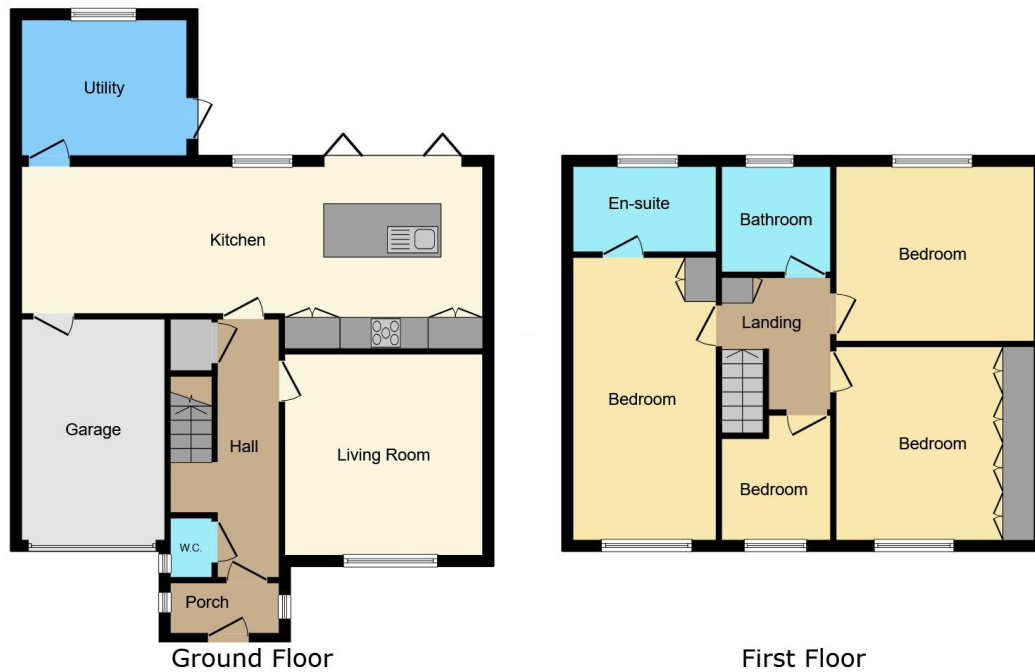
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This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose 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

EPC RATING: C

