



Main Road | Wylam | Northumberland | NE41 8AB

Viewing is essential to appreciate the accommodation on offer for this lovely three-bedroom detached domer bungalow, situated within the heart of Wylam. The property has been substantially extended and refurbished in recent years and now comes with an en-suite to the first floor bedroom. and has off road parking to the front and rear A fantastic opportunity to purchase a versatile family home.

£389,950

- Substantially extended detached domer bungalow
- 3 double bedrooms (1st floor bed with en-suite installed 2019)
- Off street parking to the front and rear
- Lawn gardens to the front and rear
- Lounge plus spacious kitchen/diner/sitting room



Property Description

The accommodation comprises a hallway with two double bedrooms off with large bay windows. The lounge overlooks the rear garden but the majority of time may be spent in the open plan dining room, kitchen and sitting room. The ground floor also has a utility room, bathroom and separate WC. A staircase leads to the third double bedroom with en-suite shower room installed in 2019. There are landscaped lawn gardens to the front and rear plus off road parking at both the front and to the rear. An internal inspection is highly recommended to appreciate this lovely property.

LOBBY

3' 9" x 3' 4" (1.15m x 1.04m) Timber entrance door to lobby, glazed door opens to the hallway.

HALLWAY

Feature archway, under-stair storage cupboard, double panelled radiator, staircase with skylight window over leading to the dormer bedroom. Doors lead off the hallway to the main

living areas, bedrooms one and two plus the bathroom and WC.

BEDROOM 1 (TO THE FRONT)

11' 10" (into alcove) x 12' 5" (3.63m x 3.81m) Large bay window with aluminium double glazed frames. Feature wood fire surround with living flame gas fire on a marble hearth, three double panelled radiators. Picture rail, coving, and telephone point.

BEDROOM 2 (TO THE FRONT)

10' 10" x 11' 6" (3.32m x 3.52m) Large bay window with aluminium double glazed frames, three double panelled radiators, picture rail and telephone point.

LOUNGE

20' 8" x 9' 6" (maximum) (6.30m x 2.90m) Folding aluminium tri-folding double glazed doors which open to the rear garden provide lots of natural light which is supplemented by a large skylight. Two double panelled radiators, picture rail, coving,

LED spotlights and satellite TV cables.

KITCHEN/DINER/SITTING ROOM

24' 1" (maximum) x 20' 10" (maximum) (7.35m x 6.37m) A double aspect room which wraps around the side of the property with aluminium double glazed doors and windows with privacy glass installed to the front and an additional large skylight overhead. The room has Oak flooring inset spotlights and is separated into three areas, the first being the dining area with space for a large dining table and room for a large American style fridge/freezer. The kitchen area has a generous range of wall and base units with soft closing doors, large island and contrasting Quartz worktops and tiled splash-backs. Integrated fan assisted electric oven/grill, four ring gas burner hob and an illuminated extractor canopy over. Integrated dishwasher, Belfast sink with mixer tap. The sitting area has space for a sofa and makes for a lovely snug or children's play area. A doorway off the kitchen leads to the utility room.

UTILITY ROOM

4' 11" x 7' 11" (1.50m x 2.43m) Laminate flooring, plumbed for a washing machine, space for a tumble dryer, wall mounted gas combi condensing central heating boiler, LED spotlights and a composite double glazed door to the rear garden.

BATHROOM

5' 5" x 4' 7" (1.66m x 1.42m) A white suite featuring a panelled bath with mains shower over and folding glazed screen. Wash basin with base storage, chrome towel radiator and a timber framed single glazed window. Extractor fan, PVC panelled ceiling with inset spotlights, fully tiled walls and a polished tiled floor.

SEPARATE WC

Low level WC, tiled floor, inset spotlights to the ceiling and a timber framed single glazed window.

FIRST FLOOR

BEDROOM 3 (TO THE FIRST FLOOR)

14' 1" (maximum) x 14' 0" (maximum) (4.30m x 4.29m) Situated within the roof space the bedroom has large dormer windows to the front and rear with aluminium double glazed units. Built-in storage cupboard with hanging rails plus additional small door giving access to the eaves. Single panelled radiator, loft access hatch. Door leads to the en-suite.

EN-SUITE

12' 11" x 5' 5" (3.94m x 1.67m) The en-suite was installed in early 2019 and features a low profile, walk-in double tray with mains-fed shower with thermostatic mixer set with head, hand set and glazed screen. Pedestal wash basin, low level WC, chrome towel radiator, laminate flooring and contemporary Metro style wall tiles. Velux double glazed window, LED spotlights, extractor fan and storage cupboard to the eaves.

EXTERNAL

TO THE FRONT

Twin wrought iron gates give access to a driveway. The front garden has a lawn and is enclosed by a mature privet hedging to the front and timber fencing to the side. Footpath leads to the side where there is a large timber shed and a gate leading to the rear.

TO THE SIDE

The driveway provides off street parking for several vehicles and leads to the detached garage.

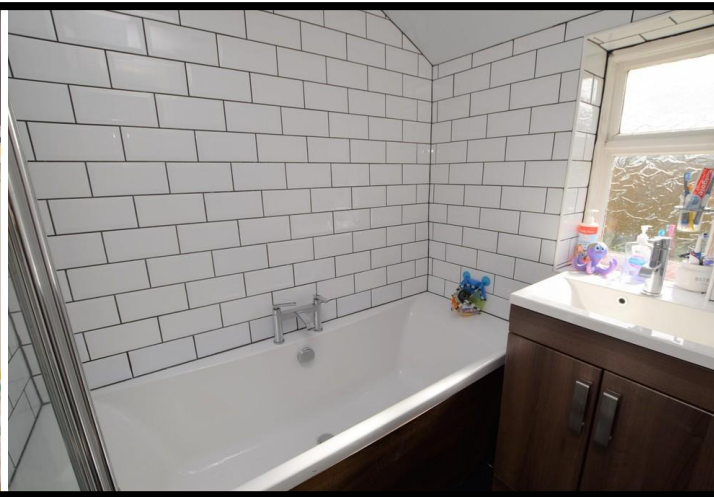
TO THE REAR

A south facing private garden with lawn, cold water supply tap and a driveway. The garden is enclosed by timber fencing and a brick wall.

PARKING

There are driveways providing off street parking to the front





and also to the rear of the property.

HEATING

Gas fired central heating via combination boiler and radiators (installed circa 2016).

GLAZING

The majority of the windows are constructed from anthracite aluminium with double glazed units.

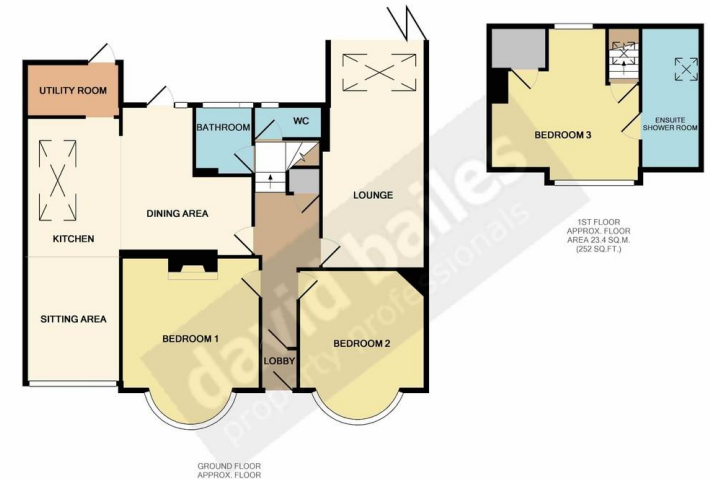
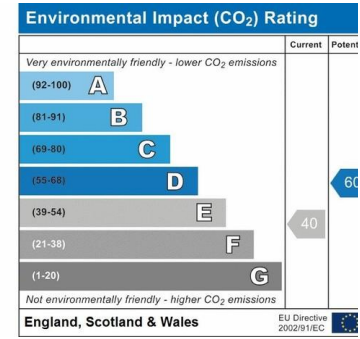
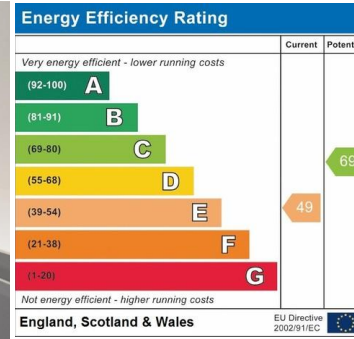
ENERGY EFFICIENCY

EPC rating E (49). Please speak to a member of staff for a copy of the full Energy Performance Certificate.

THE VILLAGE

Wylam is a lovely commuter village set on the banks of the River Tyne, approximately 11 miles west of Newcastle with excellent road and rail links. Within the village there are a number of local shops, a garden nursery, pubs championing real ale, restaurants and a junior school rated outstanding by

Ofsted. In addition there is a community playing field, tennis club and other nearby leisure facilities such as Close House Golf club and hotel.



Tenure

Freehold

Council Tax Band

D

Viewing Arrangements

Strictly by appointment

Contact Details

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Anthony Street

Stanley

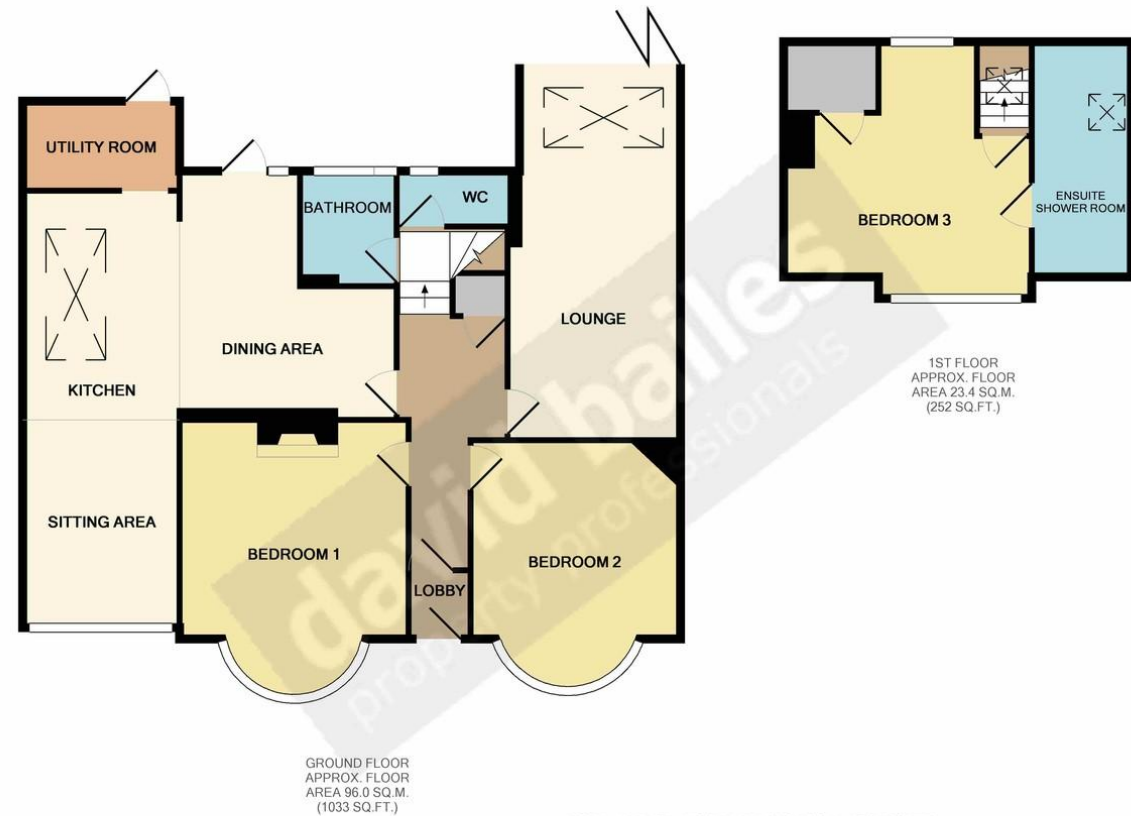
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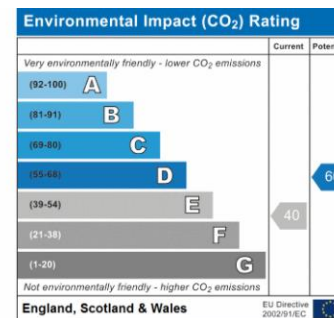
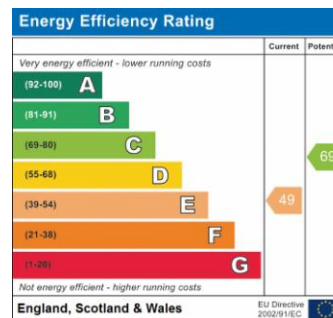


GROUND FLOOR
APPROX. FLOOR
AREA 96.0 SQ.M.
(1033 SQ.FT.)

1ST FLOOR
APPROX. FLOOR
AREA 23.4 SQ.M.
(252 SQ.FT.)

TOTAL APPROX. FLOOR AREA 119.4 SQ.M. (1285 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 are approximate.



Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.



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