



74 Dene Road, Wylam, NE41 8HB

- Detached family home
- South facing gardens
- Beautifully presented
- Four bedrooms
- Integral garage + drive
- G/c/h + d/glazing
- Magnificent dining kitchen
- Four piece bathroom/wc
- Viewing essential

£285,000



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Forget the moving blues – go yellow!

Accommodation Comprises:

****STUNNING DETACHED FAMILY HOME WITH SOUTH FACING GARDENS**** An opportunity to purchase this outstanding four bedroom detached family home situated on the ever popular Dene Road estate in Wylam. The property features a magnificent dining kitchen, a refitted four piece family bathroom suite, south facing rear gardens and a high standard of décor throughout. The property comprises:- entrance hallway, downstairs cloakroom/wc, living room, fantastic dining kitchen with island, integral single garage, stairs to first floor landing, four bedrooms, and a refitted family bathroom/wc. Externally there are gardens to the front and rear (rear being southerly facing) and a block paved driveway offering off street parking leading to a single garage. A well presented property with much to offer, viewing is essential!!!!

SUMMARY

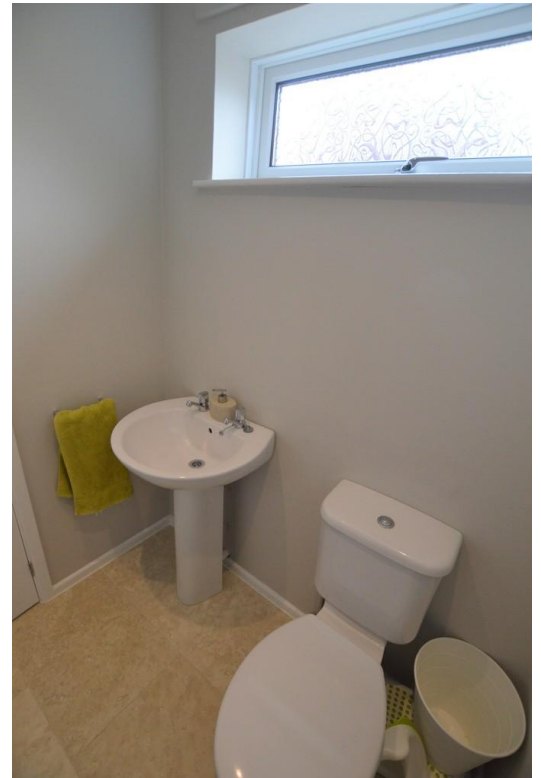
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ENTRANCE HALLWAY

Radiator, tiled flooring, stairs to first floor landing, double glazed door to front

CLOAKROOM/WC

Fitted with a two piece suite comprising pedestal wash hand basin, low level wc, double glazed window to front.



LIVING ROOM

20' 2" x 11' 9" (6.15m x 3.58m)

Double glazed windows to front and rear aspects, two radiators, aerial and telephone points



KITCHEN/DINING ROOM

17' 7" x 13' (5.36m x 3.96m)

Refitted with a matching range of base and wall units with granite worktop space over and matching island unit with wood worktop, stainless steel sink and drainer unit with mixer tap, built in electric fan assisted oven, gas hob, extractor hood over, integrated fridge/freezer, integrated dishwasher, radiator, tiled flooring, double glazed window and French doors to gardens, ceiling spotlights, and a door to integral garage.



ADDITIONAL PHOTOGRAPH



ADDITIONAL PHOTOGRAPH



INTEGRAL GARAGE

16' 7" x 8' 2" (5.05m x 2.49m)

Power, lighting, door to side, window to side, roller door to driveway

1ST FLOOR LANDING

Double glazed window to front, loft access

MASTER BEDROOM

14' 6" x 10' 10" (4.42m x 3.3m)

Double glazed window to front aspect, radiator, built in wardrobes



BEDROOM

11' 0" x 9' 2" (3.35m x 2.79m)

Double glazed window to rear aspect, radiator



BEDROOM

10' 9" x 8' 1" (3.28m x 2.46m)

Double glazed window to front aspect, radiator, folding door.



BEDROOM

9' 3" x 8' 1" (2.82m x 2.46m)

Double glazed window to rear aspect, double radiator.



FAMILY BATHROOM

9' x 6' (2.74m x 1.83m)

Refitted with a four piece suite comprising:- bath, shower cubicle with shower over, vanity wash hand basin, low level wc, part tiled walls, heated towel rail, tiled walls, tiled flooring and a double glazed window to rear.



ADDITIONAL PHOTOGRAPH



EXTERNALLY

Front:- there is a front garden with astroturf, borders, gravel areas, access down side, and a block paved driveway providing off street parking leading to an integral single garage

Rear:- there is a south facing rear garden with wood decked area, paved patio area, gravel areas, and play area.



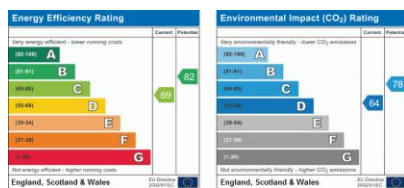
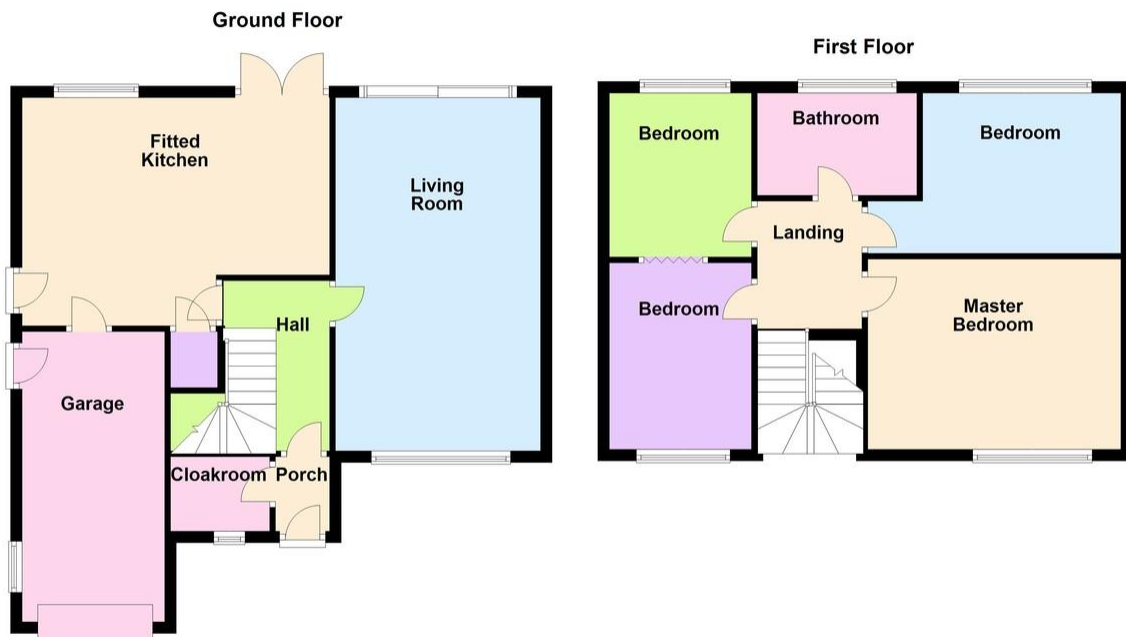
PATIO



PLAY AREA



FRONT GARDEN



VIEWING Strictly by appointment with the agents. *The comments made by the vendor and estate agent are not factual in any way.

TENURE The agent has not had sight of the title documents and therefore the buyer is advised to obtain verification from their solicitor or surveyor as to whether the property is leasehold or freehold. ALL MEASUREMENTS quoted are approximate. THE FIXTURES, FITTINGS & APPLIANCES have not been tested and therefore no guarantee can be given that they are in working order. INTERNAL PHOTOGRAPHS are reproduced for general information and it cannot be inferred that any item shown is included in the sale.

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