



Glen View, The Crescent, Wylam, Northumberland NE41 8HU

SITUATION AND DESCRIPTION

A fabulous and extremely rare opportunity to purchase this stunning, four bedroom terraced home on The Crescent, one of the most highly sought after locations within the popular village of Wylam. The property has been exceptionally well maintained and updated by the current owners to include a fantastic 'Alno Pro' fitted kitchen, stunning family bathroom and en-suite shower room/wc, as well as lovely external garden landscaping. A truly unique family home, the property has the added benefit of a west facing rear garden and detached garage.

The accommodation briefly comprises: entrance vestibule, hallway, living room, sitting room, fabulous kitchen/dining room, utility/laundry room, WC, master bedroom with en-suite shower room/wc, two further double bedrooms, single bedroom/study, family bathroom with high quality suite, front lawned garden, private landscaped rear garden and courtyard with west facing aspect, detached double garage with off street parking, further on street parking.

The property comprises:

ENTRANCE VESTIBULE

With ceiling coving, alarm panel, original parquet flooring and glass panelled door leading to the entrance hallway.

ENTRANCE HALLWAY

24'11 x 6'11 (7.6m x 2.1m)

A spacious entrance hallway with architraves and dado rail, radiator, stairs with oak balustrade leading to the first floor with under stairs storage cupboard and a radiator.

A door leads to the living room.

LIVING ROOM

16'8 x 15'5 (5.1m x 4.7m)

This front facing principal reception room has a double glazed sash bay window to the front elevation,

decorative ceiling coving, rose and picture rail, radiator, parquet flooring and open fire with decorative marble surround.

SITTING ROOM

15'1 x 13'1 (4.6m x 4.0m)

To the rear of the property, this second versatile reception room has ceiling coving, radiator, decorative marble fire surround with tiled hearth and double glass panelled doors leading to the rear courtyard garden.

KITCHEN/BREAKFAST ROOM

13'1 x 10'10 (4.0m x 3.3m)

An 'Alno Pro' contemporary kitchen fitted by John Lewis with hi-gloss wall and base units incorporating an inset sink and drainer with glass worktops. There is an integrated double oven, gas hob with extractor hood, dishwasher, microwave style oven and coffee machine. The kitchen has Amtico flooring, window to the side elevation, ceiling spot lighting and a step down to the breakfasting area.

BREAKFAST AREA

10'10 x 10'10 (3.3m x 3.3m)

With windows to the side elevations, radiator and a continuation of Amtico flooring.

A door leads to the utility/laundry room.

UTILITY/LAUNDRY ROOM

14'5 x 8'2 (4.4m x 2/5m)

With two windows to the side elevation and a door leading to the courtyard garden. There are wall and base units with rolltop work surfaces incorporating a sink and drainer. There is space and plumbing for an American fridge/freezer, washing machine and tumble dryer.

A door leads to the cloakroom/wc.

CLOAKROOM/WC

8'2 x 2'11 (2.5m x 0.9m)

Fitted with wash basin in a vanity unit and close coupled wc.



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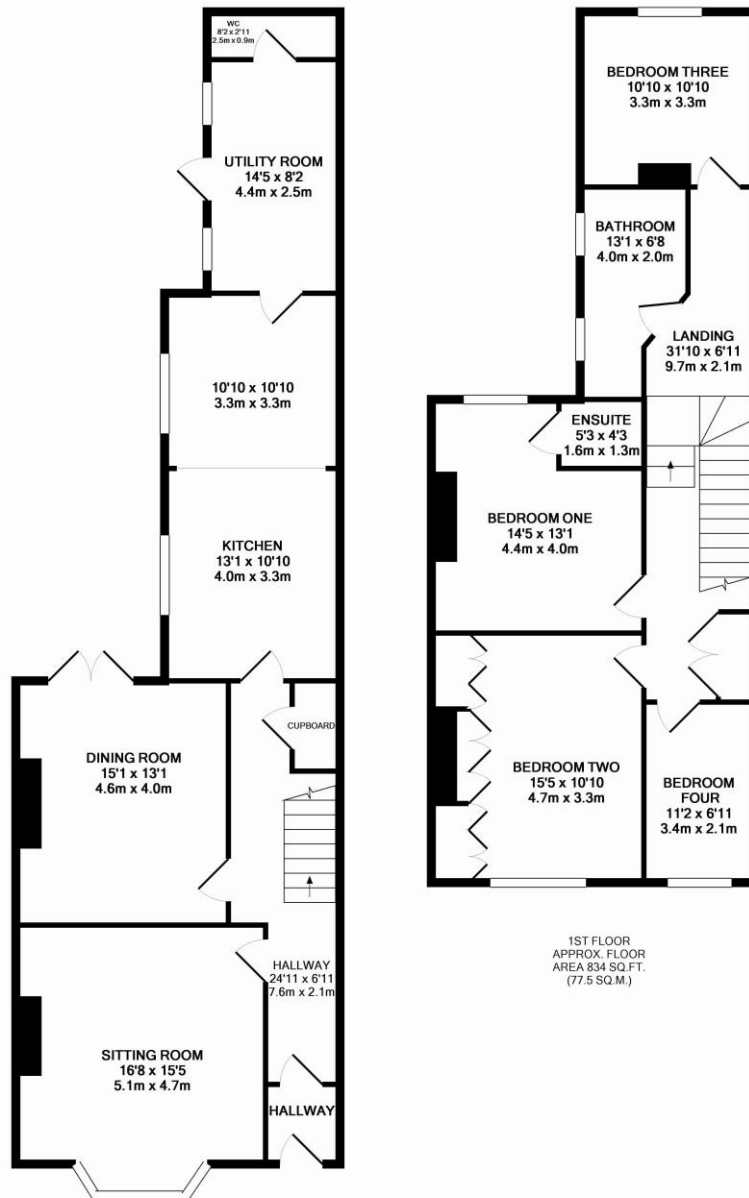
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GROUND FLOOR
APPROX. FLOOR
AREA 996 SQ. FT.
(92.5 SQ.M.)

TOTAL APPROX. FLOOR AREA 1830 SQ. FT. (170.0 SQ.M.)

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 no guarantee as to their operability or efficiency can be given

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Returning to the hallway stairs lead to the first floor landing.

FIRST FLOOR LANDING

This split level landing has double storage cupboards, ceiling coving and doors to the bedroom and bathroom accommodation.

BEDROOM ONE

14'5 x 13'1 (4.4m x 4.0m)

To the rear of the property this double bedroom has a double glazed sash window to the rear elevation, radiator and a door leading to the en-suite.

EN-SUITE SHOWER ROOM

5'3 x 4'3 (1.6m x 1.3m)

With corner shower cubicle, wash basin housed in a vanity unit and close coupled wc. There is ceiling spot lighting, half tiling to the walls, tiled flooring and chrome ladder radiator.

BEDROOM TWO

15'5 x 10'10 (4.7m x 3.3m)

A double bedroom to the front of the property with two double glazed sash windows to the front elevation, ceiling coving and radiator. There is a full wall of fitted wardrobes and drawer units providing hanging and shelving.

BEDROOM THREE

10'10 x 10'10 (3.3m x 3.3m)

A double bedroom to the rear of the property with a double glazed sash window, radiator, loft access and in-built desk unit.

BEDROOM FOUR

11'2 x 6'11 (3.4m x 2.1m)

A single bedroom to the front of the property, currently used as a home office, with a double glazed sash window to the front elevation, ceiling coving and radiator.

BATHROOM/WC

13'1 x 6'8 (4.0m x 2.0m)

The family bathroom has a luxury suite comprising double ended rolltop bath, double shower cubicle, wash basin and wc housed in a storage unit. There is ceiling spot lighting, two windows to the side elevation, tiled flooring and chrome ladder radiator.

EXTERNALLY

To the front of the property is a lovely lawned garden with gated access and steps leading up to the property.

To the rear there is a fully enclosed west facing landscaped garden, which has a lawn and patio area and provides access from the utility room and rear sitting room. There is in turn a door leading to a detached double garage.

GARAGE

With electrically operated garage door, power and lighting.

SERVICES

The property has mains electricity, gas, water and drainage.

TENURE

Freehold

COUNCIL TAX

Please see website www.voa.gov.uk

ENERGY PERFORMANCE RATING

Grade: D



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Price Guide: £529,000

